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**MOSTARDI-PLATT  
ASSOCIATES, INC.**

Environmental Contract



**MOSTARDI-PLATT  
ASSOCIATES, INC.**

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**MOSTARDI-PLATT  
ASSOCIATES, INC.**

## **STANDARD OF CARE**

This Phase I Environmental Assessment was conducted in accordance with generally accepted practice in a manner consistent with that level of care ordinarily exercised by members of the industry currently performing Phase I Environmental Assessments in the same locality and under similar conditions of time and accessibility of improvements and information. No other representations, expressed or implied, and no warranty or guarantee is included or intended to be part of this Phase I Environmental Assessment or report.

This report was formulated on the basis of a prescribed and limited scope of services considered appropriate on the date the service was authorized in writing, unless the scope of services or the methods used to perform them was later modified, in writing, and accepted by MPA prior to the performance of the service.

This report is confidential and has been prepared for Client. No third party may use the information contained in this report without both MPA and Client's permission, in writing. MPA's duties and obligations extend to Client and to no other party. MPA's duties and obligations to Client are not transferable to any person, corporation or organization without the expressed written consent of Client and MPA.

This report must be read and interpreted as a whole. Individual sections of this report or its appendix are dependent upon the balance of this report, and upon the terms, conditions and stipulations contained in the proposal, the report and any written amendments thereto accepted by MPA.



## **PHASE I ENVIRONMENTAL ASSESSMENT**

Performed For  
**D.G. PARKER AND COMPANY**  
As Receiver Of  
The Property Formerly Occupied By  
**W.T. Rawleigh Company**  
223 East Main Street  
Freeport, Illinois  
January 17, 1992

### **1.0 INTRODUCTION**

#### **1.1 Purpose**

MOSTARDI-PLATT ASSOCIATES, INC. (MPA) was retained by D.G. Parker and Company (Client) to perform a Phase I Environmental Assessment of the real property formerly occupied by W.T. Rawleigh Company in Freeport, Illinois (the property). Subject to the terms and conditions hereof and those contained in MPA's proposal dated December 3, 1991, the purpose of this Phase I Environmental Assessment is to obtain and report reasonably accessible information concerning the presence of petroleum and hazardous substances associated with the manufacture, storage, and disposal practices of facilities located at or near the property that may affect the property and relate to state and federal remedial statutes; and the presence of building materials suspected of containing asbestos. This Phase I Environmental Assessment was performed in order to meet the requirements of American National Bank and Trust Company of Chicago.

#### **1.2 Scope of Services**

This Phase I Environmental Assessment consisted of a visual inspection of the property and accessible improvements, an examination of title records, a review of aerial photographs and maps, a review of specific government lists and reports as described herein, a visual inspection of contiguous and local properties as seen from the property or from accessible public points of view, limited sampling and analysis of building materials suspected of containing asbestos and interviews with government officials and former employees of operations located at the property. This report is based upon the information obtained by MPA from these sources, and that information is assumed to be accurate.

MPA photographed selected sites or improvements located at or near the property to support this written report. The photographs are identified and the direction of view is described in Appendix J of this report.

Exposed, reasonably accessible surfacing material, floor tile, ceiling tile, pipe insulation, mechanical equipment insulation and ductwork were examined for suspect asbestos-containing material; however, a comprehensive asbestos inspection was not conducted as part of this Phase I Environmental Assessment. A subsurface examination designed to collect soil and groundwater samples to analytically test for the presence of hazardous substances, petroleum or chemicals, or their constituents, is beyond the scope of this Phase I Environmental Assessment.

### **1.3 Authorization**

This Phase I Environmental Assessment was begun following written authorization received from Mr. Donald Parker on December 17, 1991. MPA performed this Phase I Environmental Assessment subject to the terms and conditions of MPA Proposal No. 005350 dated December 3, 1991, which contains the scope of services, a cost estimate and general conditions.

## **2.0 PROPERTY DESCRIPTION**

### **2.1 Location and Legal Description**

The property is situated on approximately three city blocks bounded on the north by Main Street, the south by Spring Street, the east by the Chicago Central and Pacific Railroad and the west by Adams Street in Stephenson County, Freeport, Illinois. Maps showing the location of the property are included in Appendices A and B.

The legal description of the property was obtained from William L. Kabaker, Esq. of Schwartz and Freeman and is as follows:

LOTS 1, 2, 3, 4, 5, 8, 9 AND 10 EXCEPT THAT PART OF LOTS 4, 5 AND 8 USED FOR THE ILLINOIS CENTRAL GULF AND CHICAGO NORTHWESTERN RAILROAD'S RIGHT-OF-WAYS IN BLOCK 41; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND THE EAST 1/3 OF LOT 10 IN BLOCK 40; LOTS 8, 9 AND 10 IN BLOCK 24; ALL IN THE ORIGINAL TOWN (NOW CITY) OF FREEPORT; SITUATED IN THE CITY OF FREEPORT, STEPHENSON COUNTY, ILLINOIS.

### **2.2 Surface Description and Improvements**

The surface of the property has been developed and includes eight buildings, asphalt-paved parking, and old railroad spur access. The following is a summary of the buildings and associated improvements on the property.

Buildings 1 and 2 are six-story interconnected manufacturing and warehouse buildings with full basements, containing a total floor area of approximately 152,021 square feet. The buildings were reportedly constructed in 1956 with reinforced concrete foundations and structural supports along with brick and concrete block exterior walls. Heat is supplied to the buildings through an underground tunnel beneath Liberty Street that connects to the Main Power Plant (Building 6). Steam heat is generated at the Main Power Plant and distributed to unit heaters and radiators located in the buildings. The buildings contain two freight elevators and four recessed loading docks along Spring Street. Building 2 connects with Building 5 from an enclosed walkway extended over Liberty Street on the second through the sixth floors.

Building 3 is a six-story with full basement, manufacturing and warehouse building containing a total floor area of approximately 29,118 square feet. The building was reportedly constructed in 1912 and includes three rail doors on the west side. Heating is supplied to the building from the Main Power Plant in similar fashion as previously described. No elevators were observed by MPA in this building.

Building 4 is an eight-story building with full basement containing a tower and total floor area of approximately 157,844 square feet. Building 4 was reportedly constructed in 1912 with reinforced concrete, cement block and brick. Steel siding covering the outside of the building was reportedly added in the early 1980s. The building contains one freight elevator and is connected to Building 2 by an enclosed walkway on two floors. Steam heat is supplied to the building from the Main Power Plant.

Building 5 is an "L"-shaped six-story structure with full basement containing approximately 124,351 square feet of floor space. The building was reportedly constructed in 1926 of reinforced concrete, cement block and brick. In addition, a small four-story tower is present on the roof of the facility. As previously discussed, this building is connected to Building 2 by a five-story enclosed walkway across Liberty Street. An additional enclosed walkway is present that connects Building 5 with the Main Office Building (Building 8). Building 5 contains one freight elevator and three loading docks with access off Spring Street. Steam heat is supplied to the building from the Main Power Plant.

Building 6 is a one-story with full basement structure that supplies the entire complex with heat and electrical power. The building was reportedly constructed in 1924 with a reinforced concrete foundation, masonry block walls and steel I-beam and column structural supports. Building 6 contains approximately 17,822 square feet of floor space. The Building 6 first floor is approximately 40 feet in height and contains partially filled coal bins and a 1000 gallon hot water tank. The Main Power Plant contains two "Johnson" combination natural gas and oil fired boilers that are approximately 22 years old. The boilers are currently fired with natural gas but were not in operation during the site inspection. Three abandoned 10,000 gallon heating oil underground storage tanks that previously supplied fuel to the boilers are located outside the Main Power Plant near Spring Street.

Building 7 is a one-story "garage-type building" that was previously utilized for automobile parking for W.T. Rawleigh Company executives. The building was reportedly constructed 1934 with a glazed block exterior, reinforced concrete foundation and steel truss system overlain with a wooden roof. The building contains approximately 5,647 square feet of floor space and is heated by suspended steam unit heaters with steam supplied from the Main Power Plant. The parking garage is adjoined on the east by a parking lot and on the west by a two-story brick apartment building.

Building 8 is a two-story with full basement office building containing approximately 45,771 square feet of floor space. The building was reportedly constructed in 1954 with a reinforced concrete foundation, masonry and steel siding, concrete floors and steel structural supports. The building is heated with steam from the Main Power Plant and central air conditioning is provided from electric roof top condensing units. The building contains an elevator that provides access to all three levels and a fully finished basement area.

The above referenced improvements are serviced with commonly available urban utilities and are situated on approximately 3.5 acres of land. A copy of the facility layout is included in Appendix C.

### **2.3 Topography and Surface Water Runoff**

The topography of the property is nearly level with a maximum elevation difference estimated to be less than five feet across the surface of the property. There does not appear to have been substantial grade changes to the property as judged by topography of surrounding property and by MPA's examination of topographic maps and aerial photographs. The topographic map prepared by the U.S. Geological Survey (Freeport East Quadrangle) indicates that the property is approximately 770 feet above mean sea level and the local surface water flow is in a southeasterly direction toward the Pecatonica River. In addition, the eastern edge of the property is located approximately 100 yards from the Pecatonica River.

Surface water runoff on the property is captured by storm drains and floor drains in the surrounding streets and alleys and throughout the manufacturing facility, respectively. The surface water drains and floor drains at the property are connected to the City of Freeport water and sewage treatment system.

## **3.0 ENVIRONMENTAL REVIEW**

### **3.1 Current and Historical Property Use**

The property is currently unoccupied and was vacated by the W.T. Rawleigh Company between approximately 1988-90. Portions of the property have been utilized by the W.T. Rawleigh Company since 1912. Information obtained from the Stephenson County Tract Records Index at Chicago Title and Trust Company indicated that previous owners of portions of the property included the W.T. Rawleigh Medical Company, Woodmanse Manufacturing Company, Freeport Hardwood Company and the Chicago and Northwestern Railroad Company.

According to Mr. Dick Lamia, prior maintenance supervisor for the W.T. Rawleigh Company, operations at the property included the manufacture and packaging of pet food, personal grooming supplies, various food products and spices, dishwashing detergents, toilet bowl cleaners and personal health care products.

### **3.2 Property Inspection**

MPA inspected the property on January 8 and 9, 1992. Mr. J. David Patton, Section Manager of MPA, was accompanied by Mr. Don Parker and Mr. Eric Gould of D.G. Parker and Company. Messrs. Parker and Gould answered questions concerning the current and past use of the property, the facility operations and recent improvements to the property. MPA looked for building materials suspected of containing asbestos, chemicals stored on the property, underground storage tanks and other items that may have environmental impact on the property. No lighting or limited lighting was available in various portions of the facility during the site inspection. While an attempt was made to view reasonably accessible areas of the facility, without light, MPA could not physically inspect every area of the facility during this Phase I Environmental Assessment. The following sections summarize the observations and interviews made during the inspection.

### 3.2.1 Stored Chemicals

MPA looked for potentially hazardous chemicals or substances stored on the property during the site inspection. MPA found various types of potentially hazardous chemicals or substances left in the building by W.T. Rawleigh Company. The majority of these chemicals and substances were used in the manufacture of products by the W.T. Rawleigh Company. In addition, MPA observed routine, commonly available, janitorial and cleaning supplies in the building.

MPA saw a small amount of cleaning supplies, paints and lubricating oils in the basement mechanical room and roof top mechanical room of Building 8 (Office Building). MPA saw approximately 25, 55-gallon drums containing sodium hydroxide, potassium hydroxide, morpholine, caustic soda, hydraulic oil, hydrochloric acid and several 10-gallon containers of muratic acid in the basement and first floor of Building 6 (Main Power Plant). In addition, MP saw large quantities of stored chemicals and substances along with empty bottles and packaging materials in the basement and first floors of Buildings 1, 2, 3 and 4. Some of these chemicals and substances are unopened. These chemicals included butacide, betanaphal powder, butanol, acetone, isopropyl alcohol, witconal, lubricating oils, various fragrances and additional unidentified substances. In some of these areas, a strong chemical or fragrance odor was noticeable during the site inspection.

As a point of information, the federal "Emergency Planning and Community Right to Know Act" requires that certain chemicals stored in a facility in excess of threshold quantities may be required to be reported to certain local, state and federal agencies. Those chemicals which require reporting are defined by the Occupational Safety and Health Administration (OSHA) as having physical or health hazards. OSHA requires that Material Safety Data Sheets (MSDS) be prepared and made available for those chemicals. That information may also be required to be filed with the local fire district, the local emergency planning committee and the appointed state emergency response committee. MPA saw some MSDS sheets in Building 6 (Main Power Plant) posted near the hot water tank. However, MPA saw no additional MSDS sheets for the remaining chemicals and substances stored on the property.

### 3.2.2 Waste Generation

MPA looked for evidence of the current generation of waste and the current and prior waste disposal practices at the property. The buildings were vacant during the site inspection and MPA saw no manufacturing operation at the property that would be expected to generate hazardous waste. W.T. Rawleigh Company was not listed as a hazardous waste generator with the Illinois Environmental Protection Agency. However, some of the stored chemicals remaining on the property may have to be disposed of as hazardous waste if they can not be sold or given away.

As a point of information, various state and federal statutes and regulations use terms, definitions and categories to describe hazardous waste or its constituents. The federal government describes hazardous waste based upon characteristics described in the Resource Conservation and Recovery Act (RCRA). Generally, RCRA characterizes materials as hazardous waste that exhibit characteristics of ignitability, corrosivity, reactivity or toxicity using the toxicity characteristic leaching procedure. In addition, RCRA characterizes materials as hazardous waste that are wastes from a defined hazardous waste operation. MPA characterizes hazardous waste as defined by RCRA.



### 3.2.3 Unusual Surface Conditions

MPA observed no open dumping or soil discoloration around the property. No vegetation was observed on the property during the site inspection. However, MPA observed ash pits and ash in the basement of the Main Power Plant and in the base of the smokestack, respectively.

### 3.2.4 Underground Storage Tanks

MPA visually inspected the property for surficial evidence of underground storage tanks (USTs). In Illinois, some owners and operators of USTs are required to register those USTs with the Office of the Illinois State Fire Marshal (OSFM). The OSFM maintains a list of registered USTs within Illinois. A search of the August 30, 1991 list of registered USTs in Illinois showed that two registered USTs are located on the property.

MPA found eight fillpipes and vent lines along with two manways on the property. Interview remarks with Mr. Dick Lamia indicated that five USTs with 250-gallon capacities formerly containing solvents are located on the west side of Building 6 (Main Power Plant) and three USTs with 10,000-gallon capacities formerly containing heating oil are present on the south side of Building 6. In addition, Mr. Lamia indicated that two, 10,000-gallon USTs formerly containing kerosene and ammonia are located on the east side of Building 4. It is not known by MPA if these USTs still contain product. MPA also observed approximately 19 aboveground storage tanks (ASTs) with 3,200 gallon capacities that formerly contained seal oil, repellant, kerosene, pyrethol, coconut oil, bronco solvent and unknown product. The ASTs appeared to be empty during the site inspection.

### 3.2.5 Asbestos Survey and Sampling Procedures

Except for school buildings, there are no federal or state regulations concerning asbestos sampling techniques or that mandate the management, abatement or removal of asbestos. The Asbestos Hazard Emergency Response Act (AHERA) governs the testing procedures, management, abatement and removal standards for asbestos-containing building materials (ACBM) in school buildings. There is no similar statute applicable to industrial, commercial or residential structures.

MPA performed a limited, non-AHERA, review of the interior of the buildings. This review was not intended to be an exhaustive search for all ACBM at the property. The review was designed to identify reasonably accessible material commonly suspected of containing asbestos within the proposed scope of services.

MPA performed the asbestos review to determine the amount and condition of suspect ACBM. In so doing, MPA:

- 1) Visually inspected reasonably accessible areas in the interior of the buildings to determine the existence and condition of suspect ACBM, and
- 2) Grouped suspect ACBM into homogeneous areas based upon uniform color, texture and other physical characteristics, and

- 3) Took samples without destroying coverings or materials, from reasonably accessible homogeneous areas with suspect ACBM.

MPA collected ten bulk samples, individually sealed them in plastic bags, labeled and shipped them to Environmental Science and Engineering, Inc. (ESE) in Chicago, Illinois for laboratory analysis. The samples were analyzed utilizing polarized light microscopy with dispersion staining. A copy of the laboratory's report and sample chain of custody record are included in appendices G and H. MPA prepared the following table identifying the sample number, sample description, general location and the range in percentage of asbestos in that sample, with the type of asbestos, if any, found in the sampled material.

BULK SAMPLE RESULTS			
Sample No.	Description	Location	Asbestos % and Type
RWR-01	9" x 9" Brown Floor Tile	Office Building	Tile: 1-2 Chrysotile 1 Tremolite Mastic: None Detected
RWR-02	1' x 1' Ceiling Tile	Office Building	None Detected
RWR-03	Pipe Elbow Insulation	Office Building	10-15 Chrysotile
RWR-04	Cardboard Pipe Insulation	Office Building	<1 Chrysotile
RWR-05	Magnesia Pipe Insulation	Office Building	5-10 Chrysotile 10-20 Amosite
RWR-06	Tank Insulation	Office Building	70-80 Chrysotile 1-2 Amosite
RWR-07	Air Cell Pipe Insulation	Building 5	50-60 Chrysotile
RWR-08	Duct Insulation	Office Building	None Detected
RWR-09	1' x 1' Brown Floor Tile	Building 5 Walkway	Tile: None Detected Mastic: None Detected
RWR-10	Wall Plaster	Office Building	None Detected

MPA's limited review involved taking one sample from homogeneous areas of suspect ACBM. One negative finding by the laboratory is not necessarily conclusive as to whether the material contains asbestos. Extensive asbestos sampling is beyond the scope of this Phase I Environmental Assessment.

MPA prepared the following table summarizing the material description, general location and overall condition of the ACBM that had been identified by ESE from the samples taken by MPA. These findings would not be adequate for the preparation of cost estimates for management or abatement of the ACBM discovered at the property.

IDENTIFIED ASBESTOS-CONTAINING BUILDING MATERIAL		
Material Description	General Location	Overall Condition
9" x 9" Brown Floor Tile	Building 8	Damaged
Pipe Elbow Insulation	Buildings 7 and 8	Good Small Areas of Localized Damage
Magnesia Pipe Insulation	Buildings 1, 2, 3, 4, 5 and 6	Localized Damage
Tank Insulation	Buildings 6 and 8	Localized Damage
Air Cell Pipe Insulation	Buildings 1, 2, 3, 4, 5 and 6	Localized Damage

Whenever renovation or demolition activities are scheduled to occur, USEPA National Emissions Standards for Hazardous Air Pollutants (NESHAP) regulations may apply. NESHAP regulations indicate that for those materials in which polarized light microscopy in combination with the visual estimation technique show an asbestos concentration of < 10%, point counting may be required to give a more accurate determination of the percentage of asbestos in the sampled material. In addition, removal, renovation, remodeling or demolition of areas containing ACBM may be regulated in accordance with the National Emissions Standards for Hazardous Air Pollutants (NESHAP) and by Occupational Safety Health Act (OSHA) regulations. ACBM should not be altered without consulting the NESHAP and OSHA regulations. Furthermore, if ACBM is to be removed, a qualified asbestos abatement contractor should be contacted.

### 3.2.6 Electrical Transformers

MPA saw one pole-mounted and three pad-mounted exterior electrical transformers on the north and west sides of the property, respectively. The electrical transformers appeared to be in good condition with no visible leaks or irregularities. Areas under the electrical transformers exhibited no visible staining or abnormal appearance. In addition, MPA observed a large electrical panel inside Building 6 and according to Mr. Dick Lamia, approximately 25 step-down electrical transformers are located inside the buildings at the property.

As a point of information, federal regulations issued pursuant to the Toxic Substance Control Act (TSCA) require that electrical transformers containing polychlorinated biphenyls (PCBs) be marked as such. MPA did not see any labels indicating the PCB content, if any, on the electrical transformers at the property.

Federal regulations issued pursuant to TSCA require electrical transformer owners to register all PCB-containing electrical transformers located within 30 meters of commercial buildings with the owner or managing agent of the building. MPA has no information concerning whether or not Commonwealth Edison Company, as owner of the exterior electrical transformers, complied with the 1985 TSCA regulation, if required. The interior electrical panel and electrical transformers at the property are currently owned by the W.T. Rawleigh Company. MPA has no information regarding the PCB status of that electrical equipment. Additional sources of potential PCB-containing equipment at the property consist of fluorescent light fixture ballasts and older cans of lubricating and hydraulic oils stored on the property.

### 3.2.7 Wetlands

MPA observed no ponded water or hydrophytic vegetation at the property. According to the Stephenson County Soil Survey, the property contains Huntsville silt loam series soil. MPA did not identify or delineate wetland property as part of this Phase I Environmental Assessment. Identification and delineation of wetlands is beyond the scope of services for this Phase I Environmental Assessment.

As a point of information, the Clean Water Act (CWA) mandates that anyone interested in discharging dredged or fill material into the waters of the United States, including wetlands, must apply for and receive a permit under Section 404 of the CWA before such activity begins. In addition, other federal, state and local permits may be required before filling or developing wetland areas.

### 3.3 Local Area Properties

The property is located in an urban, industrial and commercial area on the east side of Freeport, Illinois. Immediately contiguous properties are listed in the following table:

CONTIGUOUS PROPERTIES			
Facility Name	Address	Operation	Direction from the Property
Seigs Parts and Supplies Company	11 North Liberty, Freeport, Illinois	Automotive Parts Distributor	North
Midway Siding	202 East Main Street, Freeport, Illinois	Aluminum Siding Sales and Installation	North
Newell Employee Parking Lot	N/A	Parking Lot	North
East Main Garage and Body Shop	208 East Main Street, Freeport, Illinois	Car Repair Shop	North

CONTIGUOUS PROPERTIES			
Facility Name	Address	Operation	Direction from the Property
Freeport Glass Company	214 East Main Street, Freeport, Illinois	Glass Installation and Repair	North
Stillson Auto Body	20 South Adams Avenue, Freeport, Illinois	Car Repair Shop	South
Old Salvation Army Building	Spring Street and Liberty Street, Freeport, Illinois	Vacant	South
R.L. Halbin & Sons	327 East Spring Street, Freeport, Illinois	Construction Contractors	South
Chicago Central and Pacific Railroad	N/A	Railroad	East
Ultra Sonic Power Corporation	239 East Stephenson Street, Freeport, Illinois	Electronics Manufacturing	East
Residential Property	N/A	Housing	West
Sea Bridge Lounge	Adams Avenue and Spring Street, Freeport, Illinois	Tavern	West

### 3.4 Historical Records, Photographs and Maps Review

MPA gathered information from county records, government agencies and commercial enterprises regarding title to the property, historical ownership, use and size of improvements at the property. The following sections summarize MPA's review of the historical records, photographs and maps.

#### 3.4.1 Title Records Review

MPA reviewed the Tract Records Index at Chicago Title and Trust Company in Freeport, Illinois. MPA reviewed those records in an effort to identify prior owners and to determine the prior uses of the property. According to the Tract Records Index, W.T. Rawleigh Company was the last grantee in the chain of title to the property. W.T. Rawleigh Company gained an interest in the property by Quit Claim Deed in 1976.

MPA noted that W.T. Rawleigh Company has owned portions of the property since 1913. W.T. Rawleigh Company gradually bought surrounding portions of property until approximately 1976. The facility currently occupies approximately three city blocks. In addition, MPA noted several entries on the property to the Freeport Electric Company, Woodmanse Manufacturing Company, W.T. Rawleigh Medical Company, Freeport Hardwood Company and the Chicago Northwestern Railroad Company. These entries may indicate that the above referenced companies once held an interest in portions of the property currently occupied by W.T. Rawleigh Company. A summary of the title information is contained in Appendix F.

#### **3.4.2 Assessor's Records Review**

MPA reviewed the Freeport Township Assessor's Records as a part of this Phase I Environmental Assessment. MPA obtained information regarding W.T. Rawleigh Company's building square footage, age, construction material, heating system, assessed value and property tax information from the Assessor's Records. No environmental concern regarding the property was evident to MPA during the Assessor's Records review.

#### **3.4.3 Fire Department Records Review**

MPA interviewed Mr. James Gale, Chief of the City of Freeport Fire Department during this Phase I Environmental Assessment. MPA asked Mr. Gale questions concerning fires, chemical spills and known underground storage tanks at the W.T. Rawleigh Company property. Mr. Gale was unaware of any fires or chemical spills at the property. However, Mr. Gale was concerned about the building sprinkler system. Mr. Gale indicated that the sprinkler system had frozen and is no longer in operation at the property. Mr. Gale indicated that he was aware of USTs on the property and indicated that Mr. Foltz, City of Freeport Fire Inspector, would have additional information on these USTs. MPA was unable to contact Mr. Foltz for additional information regarding USTs at the W.T. Rawleigh Company property.

#### **3.4.4 The Emergency Services and Disaster Agency Records Review**

MPA interviewed Mr. Terry Groves, Emergency Services and Disaster Agency (ESDA) Coordinator for the City of Freeport. Mr. Graves had no information regarding W.T. Rawleigh Company in his files. Apparently, W.T. Rawleigh Company did not file SARA Title III Community Right to Know Information with the ESDA office in Freeport, Illinois. Mr. Graves was unaware of any reported environmental incidents at the W.T. Rawleigh Company building. However, Mr. Graves indicated that Burgess, Inc., a former battery manufacturer, is located approximately 1½ blocks northeast of the W.T. Rawleigh Company property and is currently under investigation by the Illinois Environmental Protection Agency as a potential "Superfund Site".

#### **3.4.5 Aerial Photograph Review**

MPA reviewed historical aerial photographs of the property, obtained from the Stephenson County Soil Survey and the Stephenson County Zoning Department for the years 1974, 1984 and 1991. Those aerial photographs were reviewed by MPA in an effort to identify areas of environmental concern.

A review of the 1974, 1984 and 1991 aerial photographs show the property and buildings in the same general configuration as observed during the site investigation. Contiguous properties remain essentially the same in all three aerial photographs. Contiguous properties in the aerial photographs in the same general configuration as observed during the site inspection. No environmental concern regarding the property was identified by MPA from the aerial photograph review.

#### 3.4.6 Historical Maps

MPA reviewed Sanborn Fire Insurance Maps of the property. These maps have been developed to assist insurance companies in setting fire insurance rates. Sanborn Fire Insurance Maps commonly show the existence and location of aboveground and underground storage tanks, structures, improvements and operations on the property at various times.

MPA reviewed the 1890, 1897, 1904, 1910, 1918, 1925 and 1950 editions of the Sanborn Fire Insurance Maps as part of this Phase I Environmental Assessment. These maps show the development of the W.T. Rawleigh Company property from 1890-1950. No underground storage tanks at the W.T. Rawleigh Company property were noted on the Sanborn Fire Insurance Maps. Copies of Sanborn Fire Insurance Maps are included in Appendix I.

#### 3.5 Federal, State and Local Databases

MPA has access to various federal and state services reporting on compliance with environmental law and investigations of reported violations of environmental law. MPA reviewed the following lists, with the following matters disclosed therein.

##### 3.5.1 National Priority List (NPL)

The National Priority List (NPL) is the USEPA's listing of uncontrolled or abandoned hazardous waste sites identified for remedial action under the Superfund Program. MPA reviewed the September 1, 1991 NPL and found no sites located within approximately one mile of the property.

##### 3.5.2 Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

The CERCLIS list is a compilation of sites that the USEPA has investigated or is currently investigating regarding a release or a threatened release of hazardous substances described in the Comprehensive Environmental Response Compensation and Liability Act (CERCLA). MPA reviewed the August 30, 1991 CERCLIS list and found the following sites located within approximately one mile of the property:

CERCLIS SITES		
Facility ID No.	Name	Address
ILD074562315	Burgess, Inc.	Foot of Exchange Street, Freeport, Illinois
ILD000949370	Honeywell Micro Switch Division	21 West Jackson Street, Freeport, Illinois
ILD005172325	Modern Plating Corporation	701-752 Hancock Avenue, Freeport, Illinois

### 3.5.3 Facility Index System (FINDS)

The Facility Index System (FINDS) is a database of property that the USEPA has investigated, reviewed or otherwise been involved with in connection with its various regulatory programs. MPA reviewed the September 4, 1991 FINDS database and found the following facilities located within approximately one-quarter mile of the property:

FINDS SITES			
Facility ID No.	Name	Address	Data System
ILD984799510	City of Freeport	City Hall, Freeport, Illinois	AFS/AIRS
ILD984813964	Honeywell Micro Switch Plant	East Stephenson Road Plant 1, Freeport, Illinois	AFS/AIRS
ILD074562315	Burgess, Inc.	Foot of Exchange Street, Freeport, Illinois	HWDMS CERCLIS
ILD980612055	Honeywell Micro Switch Division	Spring and Chicago Streets, Freeport, Illinois	AFS/AIRS
ILD005199583	Wagner Printing Company	1-9 East Spring Street, Freeport, Illinois	HWDMS
ILD025482233	Myers Ford Sales, Inc.	11 East Douglas Street, Freeport, Illinois	HWDMS
ILD001899772	Honeywell Micro Switch Division	11 West Spring Street, Freeport, Illinois	HWDMS PCS TRIS
ILD980822142	Stephenson Service Company	115 South Walnut Avenue, Freeport, Illinois	FATES
ILD982650756	Ken Buick/Pontiac Company	12 West Spring Street, Freeport, Illinois	HWDMS
ILD085226918	Freeport Sanitary Laundry	130 East Exchange Street, Freeport, Illinois	HWDMS FATES
ILD981001001	Honeywell Micro Switch Division	15 East Spring Street, Freeport, Illinois	HWDMS TRIS
ILD102372331	*Stillson Auto Body	201 South Adams, Freeport, Illinois	HWDMS



### 3.5.4 Compliance Monitoring and Enforcement Log (CMEL)

The United States Environmental Protection Agency (USEPA) maintains a database commonly referred to as the Compliance Monitoring and Enforcement Log (CMEL). The CMEL database is a list of hazardous waste generators who have been investigated by the USEPA for alleged violations. MPA reviewed the October 9, 1991 CMEL list for the HWDMS facilities disclosed in Section 3.5.3. Those facilities are listed in the following table:

CMEL SITES		
Facility ID No.	Name	Address
ILD025479940	Bennett and Hoeffler, Inc.	407 East Stephenson Street, Freeport, Illinois
ILD980997118	Honeywell Micro Switch Division	323 East Stephenson Street, Freeport, Illinois
ILD980997803	Honeywell Micro Switch Division	11 West Spring Street, Freeport, Illinois
ILD115538290	*Ultra Sonic Power Corporation	239 South Stephenson Street, Freeport, Illinois

\* Contiguous Property

### 3.5.5 Registered Underground Storage Tanks (USTs)

In Illinois, some owners and operators of USTs are required to register those USTs with the Office of the Illinois State Fire Marshal (OSFM). The OSFM keeps a current list of registered USTs for the state of Illinois. The following properties are located within approximately one-quarter mile of the property and are found in the August 30, 1991 OSFM list of registered USTs:

REGISTERED UNDERGROUND STORAGE TANKS			
Facility ID No.	Name	Address	No. Of Tanks
1-022465	Bennett & Hoeffler, Inc.	407 East Stephenson Street, Freeport, Illinois	8
1-025958	Black Dot Graphics	10 West Linden Street, Freeport, Illinois	1
1-009869	Clark Oil & Refining Corporation	220 North Galena, Freeport, Illinois	4
1-003737	City of Freeport	230 West Stephenson, Freeport, Illinois	4
1-010322	General Auto Parts	223 South Galena Avenue, Freeport, Illinois	2

REGISTERED UNDERGROUND STORAGE TANKS			
Facility ID No.	Name	Address	No. Of Tanks
1-012667	J.H. Patterson Company	324 East Stephenson Street, Freeport, Illinois	1
1-015672	Johnson Oil Company	Route 20 and Chicago Avenue, Freeport, Illinois	3
1-021783	Honeywell Micro Switch Division	323 East Stephenson Street, Freeport, Illinois	3
1-021675	Northern Illinois Gas	216 South Liberty Street, Freeport, Illinois	2
1-017744	Stephenson County	Stephenson and Walnut, Freeport, Illinois	4
1-018406	Stephenson Service Company	221 West Spring Street, Freeport, Illinois	6
1-010333	*W.T. Rawleigh Company	223 East Main Street, Freeport, Illinois	2

\* The Property

### 3.5.6 Leaking Underground Storage Tanks (LUSTs) Incident Reports

The Illinois Environmental Protection Agency (IEPA) publishes a list of reported leaking underground storage tanks (LUSTs). This list of LUST sites is a non-verified, unconfirmed list and should not be used or considered as a final Agency determination regarding whether releases have occurred at the sites on the list. Sites have been included in this list based on reports of releases at the site received by the Agency. The Agency, in providing this list, makes no representations regarding the accuracy of the information contained in the list. The Agency is in the process of confirming the type and size of the release, if any, the proper owner or operator and the location of each site. A review of the August 1, 1991 IEPA LUST list showed the following properties located within approximately one-quarter mile of the property.

REPORTED LEAKING UNDERGROUND STORAGE TANKS		
Incident No.	Site Name	Site Address
891928	Bennett & Hoeffler, Inc.	407 East Stephenson, Freeport, Illinois
900152	Burgess, Inc.	Foot of Exchange Street, Freeport, Illinois
890215	Clark Oil Corporation	20 North Galena Street, Freeport, Illinois

## 4.0 ENVIRONMENTAL CONCERNS

Based upon the investigations described in this report, the following environmental concerns involving the property are identified by MPA:

1. Friable or non-friable asbestos-containing building material is present in all buildings at the property. The majority of this material is in good condition, however, some areas of significant damage are present in the buildings.
2. A large quantity of potentially hazardous chemicals and substances are stored in the buildings at the property. The local fire department is unaware of these chemicals, the local ESDA has not been notified as to the presence of these chemicals and substances and no fire protection is present in the buildings.
3. Residual ash from prior incineration activities conducted at the property is present in ash pits and the base of the smokestack in building No. 6 (Main Power Plant). MPA has no additional information on the composition or quality of this residual ash.
4. Interview remarks and evidence obtained during the property investigation indicate that there are ten abandoned underground storage tanks (UST's) possibly containing petroleum products, ammonia and solvent on the property. No information was found by MPA during the course of this Phase I Environmental Assessment which describes the environmental impact, if any, on the property from these abandoned USTs.
5. A large electrical panel, approximately 25 electrical transformers, old fluorescent light ballasts and old cans of hydraulic and lubricating oils are present in the buildings at the property. MPA saw no oil-staining at the property around these above-referenced items. However, MPA has no additional information regarding the polychlorinated biphenyl chemical content, if any, of these items on the property.



**MOSTARDI-PLATT  
ASSOCIATES, INC.**

6. The property is located in a historic industrial area on the east side of Freeport, Illinois. Burgess, Inc., a prior battery manufacturer is located approximately 1½ blocks from the property and is currently under investigation by the Illinois Environmental Protection Agency for a release or threatened release of hazardous substances into the environment. In addition, two other such sites (Honeywell Micro Switch Division and Modern Plating Corporation) are located within ½ mile of the property. Several facilities located within ¼ mile of the property and the W.T. Rawleigh Company have had environmental compliance problems or reported leaking underground storage tanks. MPA has found no additional information during the course of this Phase I Environmental Assessment that describes the environmental impact, if any, of these local area facilities and reported incidents on the property.

Respectfully Submitted,

MOSTARDI-PLATT ASSOCIATES, INC.

J. David Patton, CPG, CHMM  
Section Manager

JDP/abl/jg

## **APPENDICES**

- Appendix A: Illinois Area Map**
- Appendix B: Site Location Map**
- Appendix C: W.T. Rawleigh Company Map**
- Appendix D: City of Freeport Community Profile**
- Appendix E: Title Insurance Commitment Policy**
- Appendix F: Examination of Title Records**
- Appendix G: Asbestos Sample Chain of Custody Record**
- Appendix H: Asbestos Sample Laboratory Results**
- Appendix I: Sanborn Fire Insurance Maps**
- Appendix J: Property Photographs**

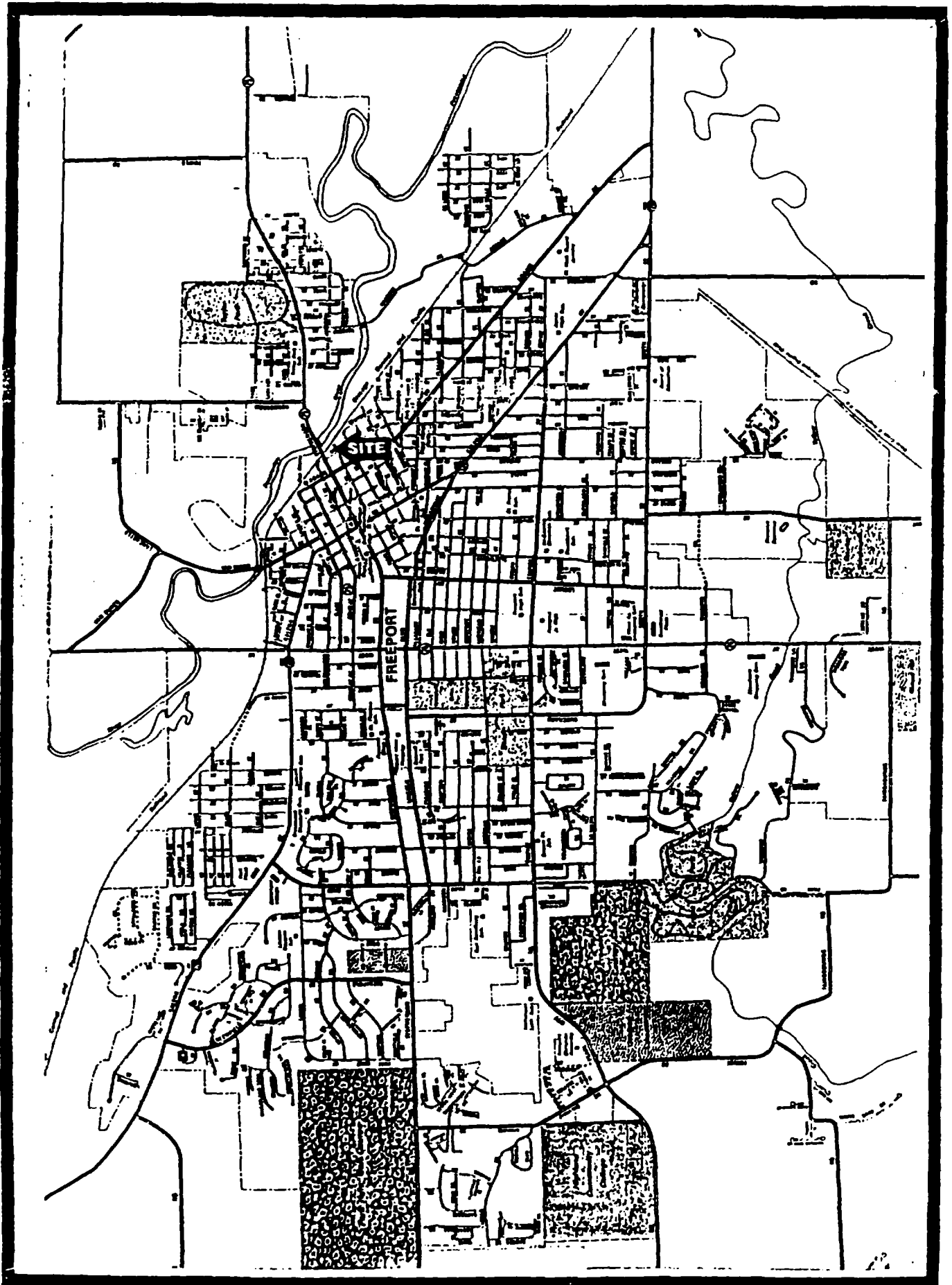
## Appendix A



## Appendix B



# SITE LOCATION MAP



## Appendix C

## Main Downtown Complex

North

**Adams Street**

## Spring Street

## Parking

**Building 6  
Power Plant**

## Building 5

## 6-story & basement

# Alley

Building 7

1-story garage

## Parking

Building  
8

2-story &  
basement

**Main Street**

## RAIL SPUR

# Building 1

## 6-story & basement

Bldg. 3 Bldg. 2

6-story & basement

# Alley

## Building 4

8-story &  
basement

Lib

erty Street

## Parking

## Parking

RAIL SPUR

## Appendix D

ILLINOIS DEPARTMENT OF  
COMMERCE AND COMMUNITY AFFAIRS



# COMMUNITY PROFILE

CITY FREEPORT

COUNTY STEPHENSON

## POPULATION

	1980	1990
CITY	26,266	25,840
COUNTY	49,536	48,052
LABOR MARKET	49,536	48,052

CURRENT  
ESTIMATE  
-----

## CLIMATE

AVG. WINTER TEMP.	19.50 F	-6.94 C
AVG. SUMMER TEMP.	74.00 F	23.33 C
AVG. ANNUAL RAINFALL	33.00 IN.	83.82 CM.
AVG. ANNUAL SNOWFALL	36.00 IN.	91.44 CM.

## MUNICIPAL SERVICES

TYPE OF LOCAL GOVERNMENT: MAYOR/ALDERMAN  
COMPREHENSIVE PLAN: YEAR COMPLETED 1981  
SUBDIVISION ORDINANCE W/ DESIGN STANDARDS: YES  
FIRE INSURANCE CLASS: 5 IN CITY; 9 OUTSIDE  
FIRE DEPARTMENT: 45 FULL-TIME; 0 PART-TIME;  
POLICE DEPARTMENT: 52 FULL-TIME; 0 PART-TIME;  
EMERGENCY 911 SYSTEM:

MUNICIPAL ZONING IN EFFECT: YES  
COUNTY ZONING IN EFFECT: YES  
HOME RULE: YES  
PUBLIC LIBRARY IN COMMUNITY: YES  
0 VOLUNTEER  
0 VOLUNTEER  
RESCUE SQUAD: YES

## COMMERCIAL SERVICES

GENERAL WASTE DISPOSAL:  
NUMBER OF MACHINE SHOPS: 6  
NO. OF TOOL & DIE SHOPS: 1  
LOCAL NEWSPAPER: 1 DAILY; 1 WEEKLY  
IS COMMUNITY SERVED BY CABLE TV: YES  
NUMBER OF BANKS IN COMMUNITY:  
NUMBER OF SAVINGS AND LOANS IN COMMUNITY:

SPECIAL WASTE DISPOSAL:  
IF NONE, DISTANCE TO NEAREST: 0 MI. 0 KM.  
IF NONE, DISTANCE TO NEAREST: 0 MI. 0 KM.  
NUMBER OF LOCAL RADIO STATIONS: 3  
NUMBER OF TV CHANNELS RECEIVED: 39  
3 TOTAL ASSETS: \$367,000,000  
2 TOTAL ASSETS: \$436,000,000

## ADDITIONAL ECONOMIC DEVELOPMENT AMENITIES

CERTIFIED CITY: NO  
ENTERPRISE ZONE: YES

FOREIGN TRADE ZONE:  
TAX INCREMENT FINANCING DISTRICT:

NO  
NO

REMARKS:

## TRANSPORTATION

### MOTOR CARRIER

NUMBER OF HIGHWAYS SERVING COMMUNITY:  
INTERSTATE HIGHWAYS SERVING COMMUNITY:  
NEAREST INTERCHANGE:

NUMBER OF MOTOR FREIGHT TERMINALS: 1  
NUMBER OF LOCAL CARRIERS: 1

PACKAGE DELIVERY SERVICE: YES

FEDERAL 1 STATE 2

LOCAL: DISTANCE: 0 MI. 0 KM.

NUMBER OF INTERSTATE CARRIERS: 51  
NUMBER OF INTRASTATE CARRIERS: 0

COMMERCIAL BUS SERVICE: YES

### AIR

NEAREST COMMERCIAL AIRPORT:  
NUMBER OF COMMERCIAL AIRLINES: 4

NEAREST PUBLIC AIRPORT: FREEPORT AIR SERVICE  
TYPE OF SURFACE: HARD SURFACE  
RUNWAY LIGHTED: YES FUEL AVAILABLE: YES  
PRIVATE AIRCRAFT STORAGE AVAILABLE: YES

LOCAL: NO DISTANCE: 31 MI. 50 KM.  
NUMBER OF COMMERCIAL FLIGHTS PER DAY: 54

LOCAL: YES DISTANCE: 3 MI. 5 KM.  
LONGEST RUNWAY: 5,000 FEET 1,500 METERS  
CHARTER SERVICE AVAILABLE: YES  
PRIVATE AIRCRAFT MAINTENANCE AVAILABLE: YES

### WATER

CITY ADJOINS NAVIGABLE WATER: NO  
PUBLIC BARGE: PRIVATE BARGE:  
LENGTH OF SEASON: 0 MONTHS

NAME OF WATERWAY:  
CHANNEL DEPTH: 0 FEET 0 METERS  
NEAREST PUBLIC DOCK: LOCAL: DISTANCE: 65 MI. 0 KM.

### TRAVEL TIME

DISTANCE AND TRAVEL TIME FOR GOODS IN TRANSIT  
TO SELECTED MAJOR CITIES:

CITY	HIGHWAY MILES	HIGHWAY KM.	DAYS BY RAIL	DAYS BY TRUCK
ATLANTA	794	1,270	2	3
CHICAGO	120	192	1	1
CLEVELAND	455	728	2	2
DALLAS	1,037	1,659	2	4
DENVER	1,016	1,626	2	3
DETROIT	385	618	1	1
KANSAS CITY	470	752	1	1
LOS ANGELES	2,174	3,478	4	4
MEMPHIS	850	1,040	2	2
MINNEAPOLIS	300	480	1	1
NEW ORLEANS	1,032	1,651	2	2
NEW YORK	902	1,443	2	2
ST. LOUIS	295	472	1	1
SEATTLE	1,890	3,024	4	4

### RAIL

NAME OF RAILROAD(S)  
SERVING COMMUNITY:

CHICAGO CENTRAL AND  
PACIFIC RAIL CO.

FREQUENCY  
OF  
SWITCHING  
SERVICE

NEAREST PIGGYBACK SERVICE  
LOCAL: NO DISTANCE: 80 MI. 96 KM.

NEAREST CONTAINER SERVICE  
LOCAL: DISTANCE: MI. KM.

REMARKS:

## MAJOR EMPLOYERS IN COMMUNITY

<u>EMPLOYER</u>	<u>PRODUCT/SERVICE</u>	<u>EMPLOYEES</u>	<u>UNION AFFILIATION</u>	<u>YEAR ESTABLISHED</u>
MICRO SWITCH	ELECTRON. COMPONENTS	3,000	NONE	
KELLY-SPRINGFIELD	FARM & TRUCK TIRES	1,500	URW	
NEWELL WINDOW FURN.	HOME HARDWARE	572	NONE	
ECON. FIRE & CASUALTY	INSURANCE	685	NONE	
THERMOS	BBQ GRILLS, COOLERS	949	IAMAW	
FURST-MCNESS COMPANY	ANIMAL FEED PREMIXES	140	NONE	

## LABOR FORCE

LABOR FORCE SUMMARY FOR FREEPORT LMA  
ANNUAL AVERAGE FOR YEAR 1990

TOTAL LABOR FORCE	25,141
TOTAL UNEMPLOYED	1,745
PERCENT UNEMPLOYED	6.9%
TOTAL EMPLOYED	23,396
PERCENT MANUFACTURING	43.00%
PERCENT NON-MANUFACTURING	56.40%
PERCENT AGRICULTURE	0.60%

## COMMUNITY UNION ACTIVITY

LAST YEAR DATA AVAILABLE	1990
LABOR RELATIONS BOARD ELECTIONS:	
NUMBER IN LAST 5 YEARS	10
NUMBER WON BY UNION	2
NUMBER WON BY COMPANY	8
WORK STOPPAGE OCCURRENCES WITHIN LAST 5 YEARS	
NUMBER OF EMPLOYEES INVOLVED	

## WAGE RATES

WAGE RATES FOR EXPERIENCED WORKERS IN SELECTED OCCUPATIONS WORKING  
IN

OCCUPATION	ENTRY	TOP	OCCUPATION	ENTRY	TOP
ACCOUNTANT/AUDITOR	\$ 7.25	\$10.63	MAINTENANCE MECHANIC	\$10.19	\$12.46
ASSEMBLER-ELECTRONIC	\$ 6.13	\$ 8.33	OFFICE CLERK	\$ 5.62	\$ 7.61
ASSEMBLER-PRODUCTION	\$ 6.20	\$ 6.74	SECRETARY	\$ 6.37	\$ 8.88
COMPUTER OPERATOR	\$ 7.54	\$11.20	SHEET METAL WORKER	\$ 0.00	\$ 0.00
COMPUTER PROGRAMMER	\$ 0.00	\$ 0.00	SHIPPING-RECEIVING CLERK	\$ 4.70	\$ 6.91
DATA ENTRY OPERATOR	\$ 8.01	\$ 8.50	SYSTEMS ANALYST	\$ 0.00	\$ 0.00
DRILL OR PUNCH PRESS	\$ 7.93	\$ 9.37	TECHNICIAN	\$ 0.00	\$ 0.00
ENGINEER	\$ 0.00	\$ 0.00	TOOL & DIE MAKER	\$10.25	\$12.27
JANITOR PORTER CLEANER	\$ 7.53	\$ 8.34	WAREHOUSE WORKER	\$ 8.25	\$ 9.00
LABORER	\$ 0.00	\$ 0.00	WELDER	\$ 0.00	\$ 0.00
MACHINIST	\$ 8.86	\$10.00	WORD PROCESSOR	\$ 5.75	\$ 7.91

REMARKS:

### COMMUNITY FACILITIES ( AVAILABLE WITHIN 10 MILES )

MOTELS/HOTELS:	6	PROTESTANT CHURCHES:	53
TOTAL NUMBER OF ROOMS:	288	CATHOLIC CHURCHES:	3
RESTAURANTS:	94	JEWISH SYNAGOGUES:	0
CAPACITY OF LARGEST BANQUET ROOM:	500	COUNTRY CLUBS:	1
PUBLIC GOLF COURSES:	3	HEALTH CLUBS:	1
PUBLIC TENNIS COURTS:	3	PUBLIC SWIMMING POOLS:	1
PUBLIC ACCESS TO LAKE/RIVER:	YES		
NAME OF LAKE/RIVER:	LAKE LE-AQUA-NA; PECATONICA RIVER		

REMARKS: 1 YOUTH CENTER; 1 SENIOR CENTER; 1 BOWLING ALLEY; 11 BALL DIAMONDS; YMCA; YMCA; NATURE PRESERVE; COMMUNITY COLLEGE.

### TAX STRUCTURE

PROPERTY TAX RATES PER \$100 ASSESSED VALUATION.  
VALUATION IS 33.3% OF REAL PROPERTY EXCEPT IN  
COOK COUNTY WHERE COMMERCIAL PROPERTY IS  
ASSESSED AT 38% AND INDUSTRIAL PROPERTY IS  
ASSESSED AT 36%.

#### PROPERTY TAX RATES

YEAR:	1990	TOTAL PROPERTY TAX	
CITY	0.8352%	RATES FOR TWO PREVIOUS	
COUNTY	1.2158%	YEARS:	
SCHOOL	4.7116%		
OTHER(S)	1.8759%	1989	1988
TOTAL	8.4385%	8.3173%	7.1637%

TOTAL SALES TAX RATE:	6.25%
TOTAL UTILITY TAX RATE ON:	
ELECTRICITY	0.00%
NATURAL GAS	0.00%
TELEPHONE	0.00%
WATER	0.00%

REMARKS:

### LOCATION SERVICES

ECONOMIC/INDUSTRIAL DEVELOPMENT CONTACT:

PROFILE INFORMATION PROVIDED BY:

JAMES BRUEHLER  
ECONOMIC DEVELOPMENT FOUNDATION  
26 SOUTH GALENA  
FREEPORT, IL 61032  
815/233-1350

#### OTHER INFORMATION

ZIP CODE:	61032
IL. REP. DIST:	69
IL. SENATE DIST:	35
U.S. CONGRESSIONAL DIST:	16

GENERAL REMARKS:

#### FOR DCCA USE ONLY:

COMMUNITY NUMBER:	3236
COUNTY NUMBER:	837
GEO. LOC. NUMBER:	2
SERVICE AREA:	2



# Chamber

## FREEPORT: Facts & Figures

### POPULATION

Freeport, 25,840  
Stephenson Co., 48,052

### HOUSEHOLDS

Freeport, 11,722  
Stephenson Co., 20,378

### AREA

Freeport, 11.2 sq. mi.  
Stephenson Co., 568 sq.

### CLIMATE

Warmest month, July,  
70 degrees; Coldest  
month, January, 19.3  
degrees average; 33"  
annual rainfall, 36"  
annual snowfall

### EMPLOYMENT - May 1991

#### STEPHENSON COUNTY

Total Labor Force, 25,025  
Total employed, 23,605  
Total unemployed, 1,420  
Percent unemployed, 5.7

#### EMPLOYMENT BY

##### CATEGORY - May 1991

Total nonagricultural wage  
& salary employment,  
20,775  
Manufacturing, 7,850 (38%)  
Non-manufacturing, 10,350  
(50%)  
Government, 2,575 (12%)

### INCOME

Freeport (61032 zip code)  
Median household income,  
\$22,036  
Total effective buying  
income, \$386,492 (1986)

### TRADE

Freeport has a primary  
retail trade area with a  
population of 60,000 and  
a secondary retail trade  
area with an additional  
40,000 population

### SALES TAX RECEIPTS

2,503,430 in sales tax  
receipts were reported  
to the City of Freeport  
in 1990.

### ELEVATION

781 Feet above sea level

### ASSESSED VALUATION

Freeport, \$169,561,296  
Stephenson Co.,  
\$305,581,733

### GOVERNMENT

City of Freeport, charter  
granted February 14, 1855,  
Stephenson County, created  
March 4, 1837

### UTILITIES

Electricity: Commonwealth  
Edison; Natural Gas:  
Northern Illinois Gas Co.;  
Telephone Company:  
CONTEL/G.T.E.; Water and  
Sewer: City of Freeport

### TRANSPORTATION

HIGHWAYS: Freeport is  
located on U.S. Route 20  
and Illinois Routes 26 &  
75. Route 20 connects to  
190, 40 miles east;  
Railroad: Chicago central  
Pacific Railroad Company;  
Air: Albertus Municipal  
Airport

### COMMUNICATIONS

Newspaper: 1 daily  
(except Sunday), Radio:  
2 local stations, TV:  
32 Channels received,  
Cablevision service

### EDUCATION

Highland Community  
College, Freeport School  
District: 5 elementary, 1  
middle, junior and senior  
High Schools, Freeport  
Catholic Schools: 2  
elementary and 1  
junior/senior High School

### HEALTH FACILITIES

Hospital: 183 beds; 1  
major clinic; 3 nursing  
homes; Mental Health  
Center, substance abuse  
treatment center

### RELIGION/CIVIC

53 Protestant Churches,  
3 Roman Catholic Churches,  
370 Civic clubs and  
organizations

### CULTURAL FACILITIES

Freeport Art Museum,  
Freeport Public Library,  
Highland Community College  
Theatre, Auditorium,  
Stephenson Co. Historical  
Museum, Winnesnech Players  
Theatre

### RECREATION

Freeport Park District,  
610 acres of public park  
land including a nature  
preserve, 9 parks, and 2  
18 hole golf courses;  
Freeport Country Club,  
YMCA, YMCA, State Park  
within 15 miles

FREEPORT AREA CHAMBER OF COMMERCE  
26 South Galena Avenue • Freeport, Illinois 61032  
PHONE: 815/233-1350 FAX: 815/235-4038

## Appendix E



# Chicago Title Insurance Company

To: Swartz & Freeman Law Offices  
Attn: William L. Kabaker, Attorney

## COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor, all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

NOTE: This Commitment shall not be valid or binding until signed by an authorized signatory.

## SCHEDULE A

Number	Effective Date	Refer Inquiries To
20050	August 13, 1991	Stephenson County Abstract & Title Co. 216 W. Exchange, Freeport, IL 61032 (815) 232-2511
1. Owners Policy to be issued:	ALTA	Amount: \$1,000.00
Proposed Insured:	TO COME	
Loan Policy to be issued:	ALTA	Amount: \$ NONE
Proposed Insured:	NONE	

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

WTR, Inc. an Illinois Corporation

3. The land referred to in this Commitment is described as follows:

Lots 1, 2, 3, 4, 5, 8, 9 and 10 except that part of Lots 4, 5 and 8 used for the Illinois Central Gulf and Chicago Northwestern Railroad's right-of-ways in Block 41; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and the East 1/3 of Lot 10 in Block 40; Lots 8, 9 and 10 in Block 24; all in the Original Town (now City) of Freeport; Situated in the City of Freeport, Stephenson County, Illinois.

3.

Taxes for the year 1990 are due; 1991 are a lien, not yet due and payable.  
Informational Note:

Taxes for the year 1990 appear NOT PAID.

Tax I.D. No. 89-18-14-31-231-003 in the amount of \$735.00;  
Tax I.D. No. 89-18-14-31-231-004 in the amount of \$111.38;  
Tax I.D. No. 89-18-14-31-231-005 in the amount of \$226.16;  
Tax I.D. No. 89-18-14-31-231-006 in the amount of \$17,144.48;  
Tax I.D. No. 89-18-14-31-231-007 in the amount of \$223.64;  
Tax I.D. No. 89-18-14-31-231-008 in the amount of \$10,258.70;  
Tax I.D. No. 89-18-14-31-232-001 in the amount of \$6,593.82;  
Tax I.D. No. 89-18-14-31-232-002 in the amount of \$18,918.30;  
Tax I.D. No. 89-18-14-31-234-001 in the amount of \$501.26.

4.

Trust Deed dated May 29, 1979 and recorded July 3, 1979 in Book P-247 at page 488 as Document No. 93-1025 made by The W. T. Rawleigh Company of Chicago Title and Trust Company to secure an indebtedness in the principal amount of \$ 550,000.00 with interest as therein specified and subject to covenants, agreements, and conditions therein contained, as (Junior Mortgage) modified.

5.

Rights or claims of parties in possession not shown of record; questions of survey; easements and claims of easements not shown of record.

6.

Trust Deed dated September 15, 1978 and recorded October 11, 1978 in Book P-242 at page 150 as Document No. 92-6991 made by The W. T. Rawleigh Co., to Chicago Title and Trust Company, as Trustee to secure an indebtedness in the principal amount of \$950,000.00 with interest as therein specified and subject to covenants, agreements, and conditions therein contained, as modified.

7.

Agreement dated December 3, 1925 and recorded April 16, 1951 in Book P-22 page 409 as Document No. 74-5385 by and between W. T. Rawleigh Company and the Trustees of the Stover Estate to erect and maintain a power line over indefinitely described real estate, for further particulars of which we refer to the records.

8.

Railroad rights of way, switch and spur tracks, if any.

9.

This commitment does not insure the right of the party in title to maintain the covered walkway over and across the public streets and alleys of the City of Freeport.

10.

Encroachment over city street and over alleys by reason of enclosed walkways that extend over South Liberty Avenue (formerly Liberty Street) and over the alley between lots in Block 40 and lots in Block 41.

CHICAGO TITLE INSURANCE COMPANY

CASE NUMBER - 20050 SCHEDULE B - CONTINUED

11.

Lease dated May 23, 1979 to Honeywell, Inc. disclosed by assignment of lease dated May 29, 1979 and recorded July 3, 1979 in Book P-247 page 496 as Document No. 93-1027 demising and leasing the entire building known as W. T. Rawleigh Building Number 5 consisting of seven floors located in the South Half of the block bounded by Main and Spring, Adams and Liberty, Freeport, Illinois for a term of years beginning November 1, 1978 and ending October 31, 1988 and all rights thereunder, of and all acts done or suffered thereunder by said lessee or by any party claiming by, through or under said lessee.

12.

Assignment of rents dated September 15, 1978 and recorded October 11, 1978 in Book P-242 page 154 as Document No. 92-6992 made by The W. T. Rawleigh Company, a corporation of Delaware, to American National Bank and Trust Company of Chicago given as additional security to note in the amount of \$950,000.00 secured by trust deed mortgaging the premises in question.

13.

Existing leases other than as specifically shown herein.

14.

Assignment of rents dated May 29, 1979 and recorded July 3, 1979 in Book P-247 page 492 as Document No. 93-1026 made by The W. T. Rawleigh Company to American National Bank and Trust Company of Chicago given as additional security to note in the amount of \$550,000.00 secured by trust deed mortgaging the premises in question.

15.

Assignment of lease dated May 29, 1979 and recorded July 3, 1979 in Book P-247 page 496 as Document No. 93-1027 made by The W. T. Rawleigh Company to American National Bank and Trust Company of Chicago given as additional security to note in the amount of \$550,000.00 secured by trust deed mortgaging the premises in question.

16.

Modification Agreement dated November 17, 1983 between American National Bank and Trust Company of Chicago and The W. T. Rawleigh Company, recorded November 18, 1983 in Book P-270 page 182 as Document No. 95-2908 (Affects Document No. 92-6991.)

17.

Modification Agreement dated May 15, 1984 and recorded May 14, 1984 between American National Bank and Trust Company of Chicago and The W. T. Rawleigh Company recorded May 14, 1984 in Book P-272, page 1301 as Document No. 95-5607. (Affects Document No. 93-1025 Book P-247, page 488.)

CHICAGO TITLE INSURANCE COMPANY

CASE NUMBER - 20050 SCHEDULE B - CONTINUED

NOTE: In the event that there are any persons who are necessary or permissible parties to the contemplated proceeding, but the names of such persons are unknown and unascertainable, then, and in that event only, such persons should be made parties under the description of "UNKNOWN OWNERS," unless the contrary is herein indicated.

NOTE: Attention is directed to the provisions of Section 15-1502(c) of the Illinois Mortgage Foreclosure law, pursuant to which the rights of nonrecord claimants may be terminated by compliance with the affidavit and notice provisions set forth in said section. However, unless persons whose interests appear of record or whose identities are known to the plaintiff are made parties to the contemplated proceeding, the Company will not insure that any such proceeding will affect their interests.

(3) All persons in possession of said land.

NOTE: Attention is directed to the provisions in Section 2410 of the Federal Judicial Code requiring that any action to foreclose a mortgage naming the United States as a party under the section "must seek a judicial sale." In the event a sale is not sought in the contemplated proceeding, we note the consequences of liens, if any, in favor of the United States which appear of record after the date of this Commitment.

(4) WTR Inc., an Illinois Corporation record owner and maker of the Trust Deeds sought to be foreclosed.

NOTE: The proceeding will not affect the exceptions noted herein at Nos. 1, 2, 3, 7, 8, 9, 10, 11, 13 and 15 and our policy when issued will be subject to the exceptions unless satisfactory disposition thereof is otherwise made.

CHICAGO TITLE INSURANCE COMPANY

6 pgs  
8-19-91  
b1

  
Authorized Signatory

## Appendix F

EXAMINATION OF TITLE RECORDS		
Grantee	Instrument	Date
Lots 1-10 Block 40		
W.T. Rawleigh Company	Lis Pendens	09/18/1991
W.T. Rawleigh Company	Foreclosure	09/18/1991
Chicago Title & Trust Company of Chicago	Trust Deed	12/23/1987
Chicago Title & Trust Company of Chicago	Trust Deed	07/03/1979
Chicago Title & Trust Company of Chicago	Trust Deed	10/11/1978
W.T. Rawleigh Company	Quit Claim Deed	10/28/1976
Chicago Title & Trust Company of Chicago	Trust Deed	07/26/1976
Continental Illinois Bank & Trust Company	Trust Deed	02/19/1974
Continental Illinois Bank & Trust Company	Trust Deed	03/12/1973
W.T. Rawleigh Company	Warranty Deed	05/31/1923
Idermann C. Nott	Will	10/10/1894
Idegmann Nott	Warranty Deed	02/07/1879

NOTE: Additional entries in Block 40 Lots 1-10 included only the W.T. Rawleigh Medical Company, individuals and lending institutions back in time until December 4, 1885.



EXAMINATION OF TITLE RECORDS		
Grantee	Instrument	Date
Lots 1-10 Block 41		
W.T. Rawleigh Company	Lis Pendens	09/18/1991
W.T. Rawleigh Company	Foreclosure	09/18/1991
Chicago Title & Trust Company of Chicago	Trust Deed	12/23/1987
Chicago Title & Trust Company of Chicago	Trust Deed	07/03/1979
Chicago Title & Trust Company of Chicago	Trust Deed	10/11/1978
W.T. Rawleigh Company	Quit Claim Deed	10/28/1976
Chicago Title & Trust Company of Chicago	Trust Deed	07/26/1976
Continental Illinois Bank & Trust Company	Trust Deed	02/19/1974
Continental Illinois Bank & Trust Company	Trust Deed	03/12/1973

NOTE: Additional entries in Block 41 Lots 1-10 included only individuals, Woodmanse Manufacturing Company, W.T. Rawleigh Medical Company, Freeport Hardwood Company and Chicago Northwestern Railroad Company back in time until January 29, 1842.

EXAMINATION OF TITLE RECORDS		
Grantee	Instrument	Date
Lots 8-10 Block 24		
W.T. Rawleigh Company	Lis Pendens	09/18/1991
W.T. Rawleigh Company	Foreclosure	
Chicago Title & Trust Company of Chicago	Trust Deed	12/23/1987
Chicago Title & Trust Company of Chicago	Trust Deed	07/03/1979
Chicago Title & Trust Company of Chicago	Trust Deed	10/11/1978
W.T. Rawleigh Company	Quit Claim Deed	10/28/1976
Chicago Title & Trust Company of Chicago	Trust Deed	07/26/1976
Cont. Illinois Bank & Trust Company	Trust Deed	02/19/1974
Cont. Illinois Bank & Trust Company	Trust Deed	03/12/1973
W.T. Rawleigh Company	Quit Claim Deed	11/26/1954
Freeport Railway Light & Power Co.	Quit Claim Deed	06/21/1910
J.F. De Jarmond	Tax Deed	06/11/1909
Freeport Railway Light & Power Co.	Quit Claim Deed	06/01/1903
Alphen Gooddard	Quit Claim Deed	05/19/1903

NOTE: Additional entries regarding the property back in time until June 9, 1843 included only individuals and the Freeport Electric Company.

## Appendix G

STATE OF TEXAS

Proj. No.		Proj. Name		Station Location		Remarks	
13817		Squirrels (Squidropes)		9" x 9" Brown F.T.		1	
13817-001		1-9-92		1' x 1' C.T.			
13817-002		1-9-92		Pipe Elbow Insulation			
13817-003				Condenser Pipe Insulation			
13817-004				Refrigerator Pipe Insulation			
13817-005				TANK INSULATION			
13817-006				AIR CELL Pipe Insulation			
13817-007				DUCT INSULATION			
13817-008				1' x 1' Brown F.T.			
13817-009				WALL PLASTER			
13817-010							
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## Appendix H

**BULK ASBESTOS SAMPLE EVALUATION**  
**POLARIZED LIGHT MICROSCOPY (PLM) TECHNIQUE**

Client: Montardi, Matt Associates, Inc.

1977 Main Drive  
 Bensenville, IL 60106

Attn: Cheryl Smith

Client Reference: 13817-5410-121

Client P.O. No: 4433

Type of Sample: Building Material

Report No.: C920113A

Date: 1-13-92

ESE Job No.: 592-6006

ACCREDITATION: National Institute of Standards and Technology

Analyzed by: Fay Goldblatt

Routine/Priority: Routine

Received via: U.P.S.

Date: 1-13-92

Sampled by: J.D. Patton

Comments: Results Faxed 1-14-92



RECEIVED JAN 13 1992  
 Environmental Science & Engineering, Inc.  
 5440 North Cumberland Avenue, Suite 111  
 Chicago, IL 60656 (312) 693-6030 Fax (312) 693-6035

Client No.	MS# Lab No.	Location/Description	Sample Structure/Appearance	Sample Treatment	Fibrous Materials		Non-Fibrous Materials	
					Asbestos Type	Percent	Non-Asbestos Type	Percent
13817-001	C920113-01A	9 1/2" Brown Floor Tile	Tan Floor Tile	HT Pill	Chrysotile Tremolite	1-2 1	Carbonates Binder	40-50 50-60
			Black Matrix	HI	None Detected	-	Cellulose Binder	<1 99
13817-002	C920113-02A	1 1/2" Ceiling Tile	Grey Fibrous Ceiling Tile	SVI	None Detected	-	Glass Wool Binder	97-98 2-3
13817-003	C920113-03A	Pipe Elbow Insulation	Grey Fibrous Friable Chunk	SVI	Chrysotile	10-15	Glass Wool Binder	80-90 5-10
13817-004	C920113-04A	Card Board Pipe Insulation	Tan Paper	SVI	Chrysotile	<1	Cellulose Binder	97-98 2-3
			Fabric	SVI	None Detected	-	Cotton Binder	98-99 1-2
13817-005	C920113-05A	Magnesia Pipe Insulation	White Fibrous Powder	SVI	Chrysotile Amosite	5-10 10-20	Cellulose Binder	<1 75-85

Client: Mostardi-Plant Associates, Inc.

LSE Job No.: 592-6006

Report No.: C920113A

Client	ESG Lab No.	Location/Description	Sample Structure/Appearance	Sample Treatment	Fibrous Materials		Non-Fibrous Materials	
					Asbestos Type	Percent	Type	Percent
13817-006	C920113-06A	Tank Insulation	Light Grey Fibrous Strands	S/11	Chrysotile	70-80	Amosite	1-2
13817-007	C920113-07A	Air Cell Insulation	Grey Paper With Tan Paint	S/11	Chrysotile	50-60	Cellulose	30-40
13817-008	C920113-08A	Duct Insulation	Brown Fiber Matte	S/11	None Detected	-	Glass Wool	95-97
			Fabric	S/11	None Detected	-	Cotton	90-95
13817-009	C920113-09A	1 x 1' Brown Floor Tile	Tan Floor Tile	HT P/H	None Detected	-	Cellulose	1
			Mastic	HT	None Detected	-	Cellulose	<1
13817-010	C920113-10A	Wall Plaster	White Flakes And Chunks	P/H	None Detected	-	Cellulose	<1
							Quartz Binder	20-30

For friable samples to which U.S. EPA NESHA regulations apply and are reported by PLM as having <10% asbestos content, point counting is REQUIRED to determine the percentage of asbestos present. Reanalysis, by point counting needs to be authorized by the building owner.

Friable samples were analyzed using the U.S. EPA "Interim Method of the Determination of Asbestos in Bulk Insulation Samples" (Appendix A to Subpart F of 40 CFR 763 as published in the Federal Register on May 27, 1992)

The U.S. EPA does not recommend use of the "Interim Method..." for analysis of non-friable materials. Such samples were prepared for analysis using procedures not included in the U.S. EPA method and then analyzed using procedures listed in the method. PLM analysis of some non-friable samples may not yield definitive results. For best results, non-friable samples should be analyzed using transmission electron microscopy (TEM).

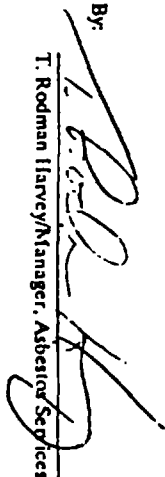
WARNING: Airborne asbestos fibers have been determined to be a health hazard. Avoid inhalation of asbestos. Avoid activities which may cause asbestos fibers to be released from materials containing asbestos.

Analyzed By:



Fay E. Goldblum/Manager, Asbestos Laboratory

Approved By:



T. Rodman/Manager, Asbestos Services

Note: Percentages are analyst's estimate

Key:

Friable = When dry, may be crumbled, pulverized or reduced to powder by normal hand pressure

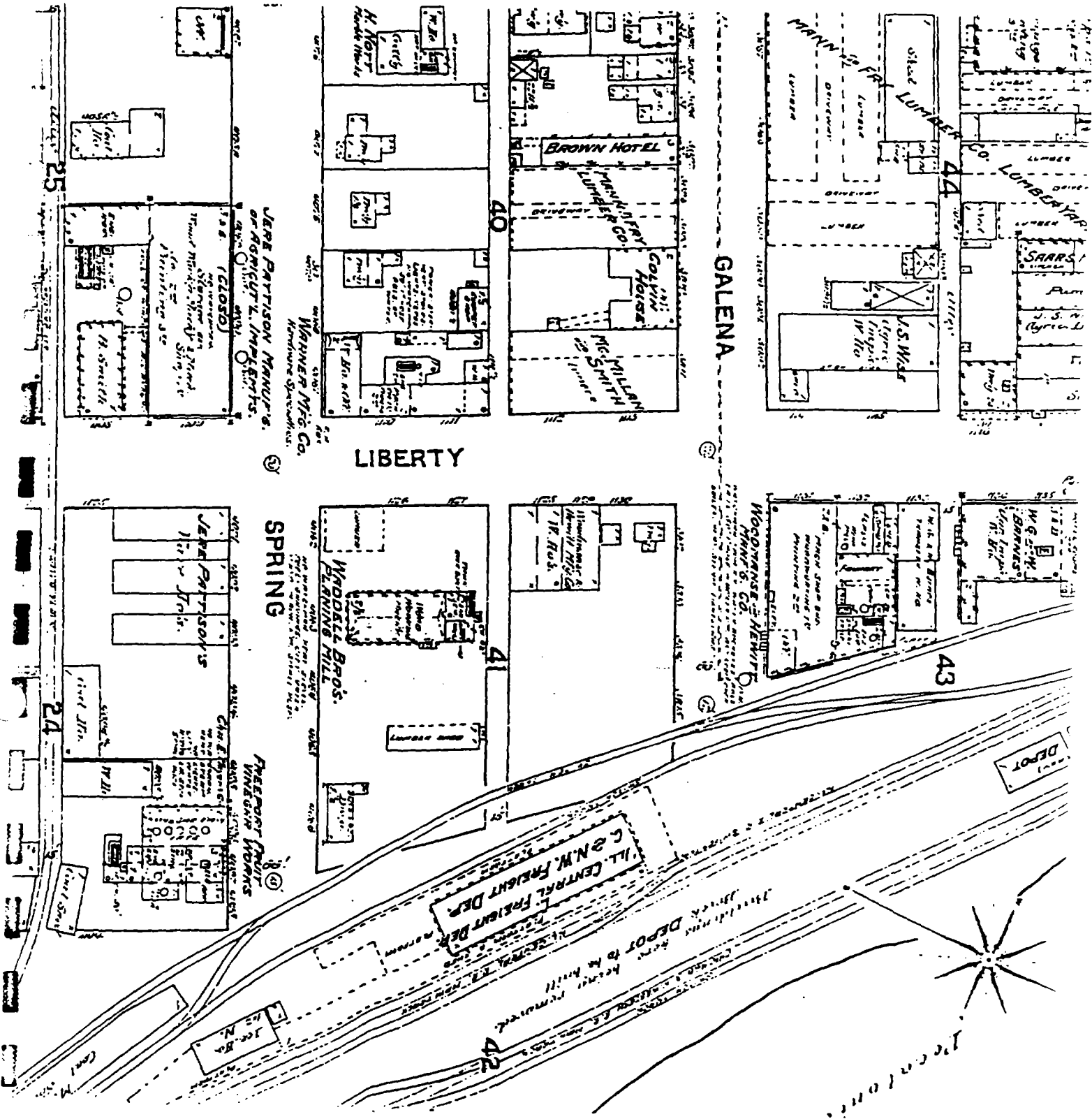
P = Pulverize H = Homogenize S = Shred A = Ashed Sb = Substantial TR = Trace CaSO4 = Calcium Sulfate-Binder

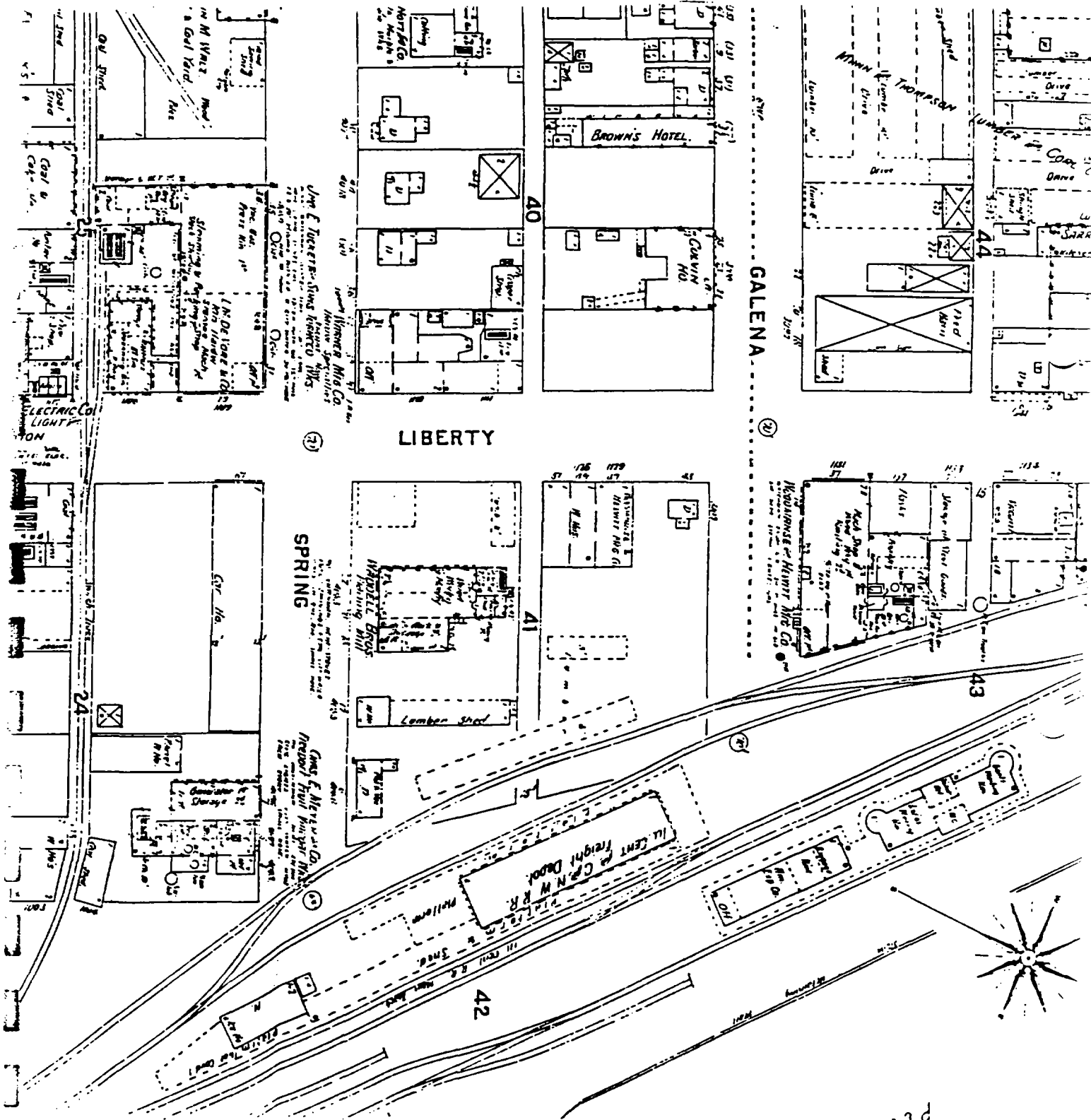
SE = Solvent Extraction N/A = Non Applicable ITT = Itreated

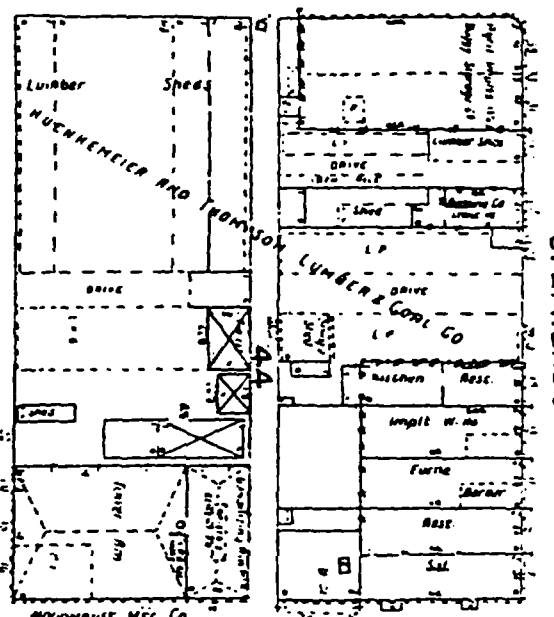


## Appendix I

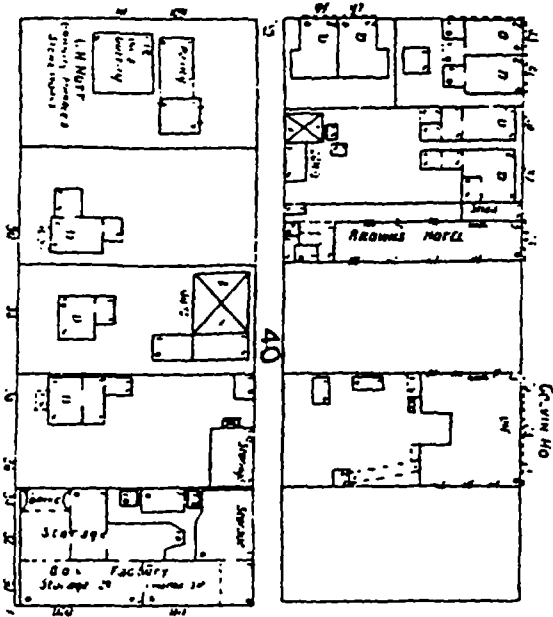




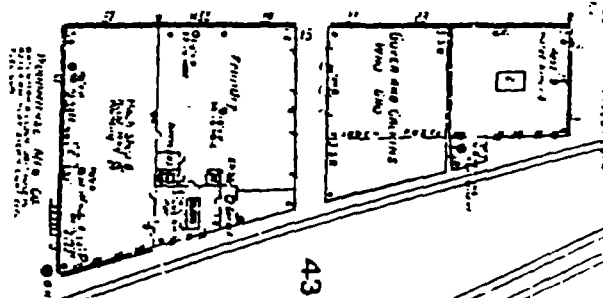
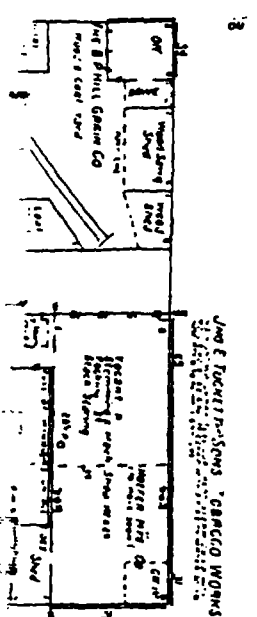




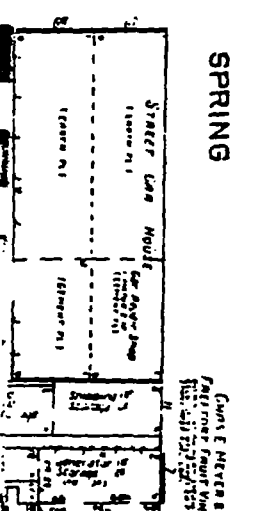
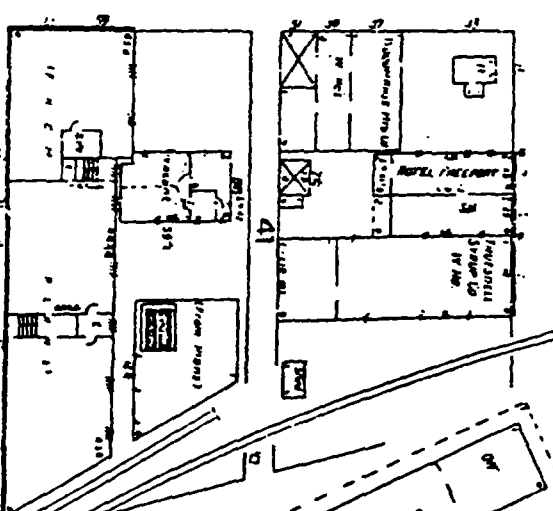
GALENA



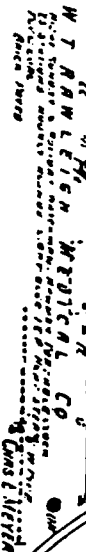
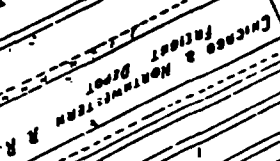
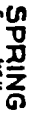
LIBERTY



SPRING



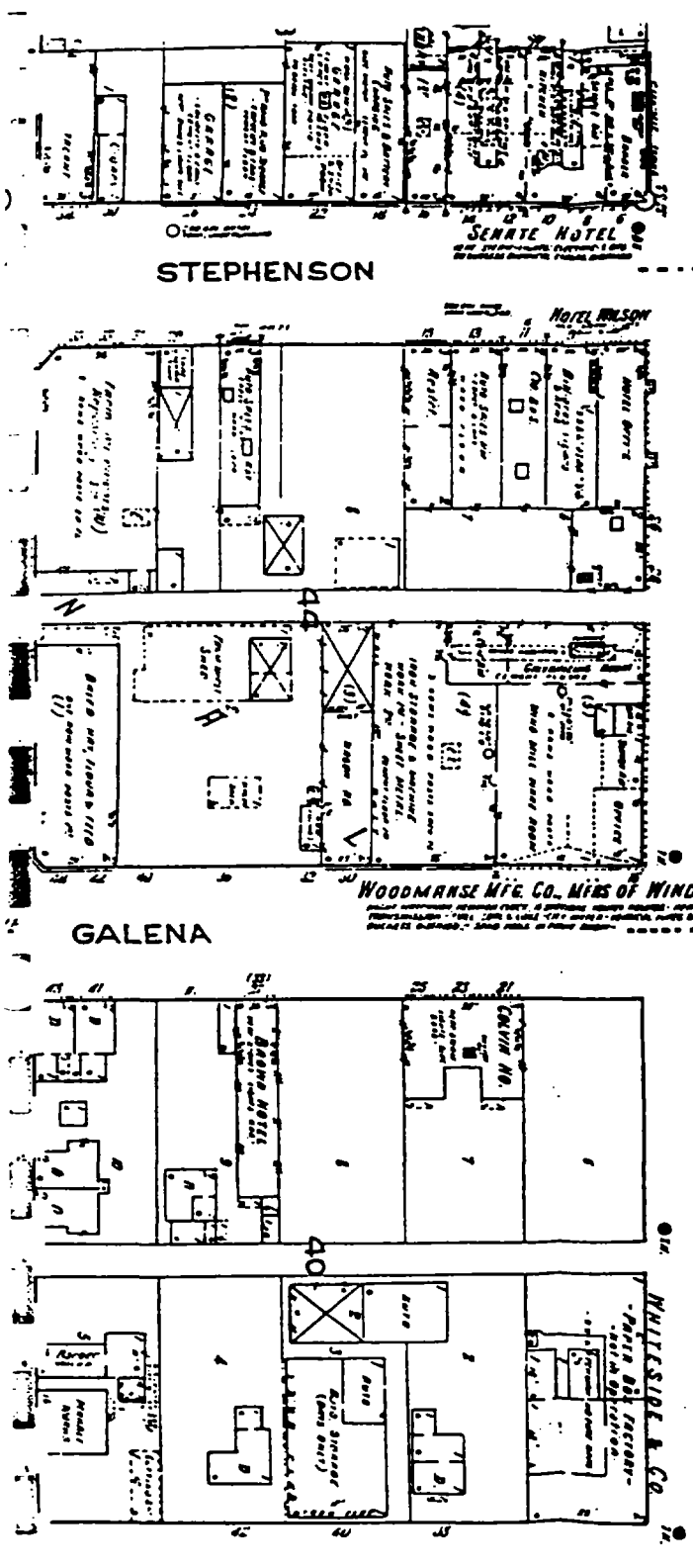
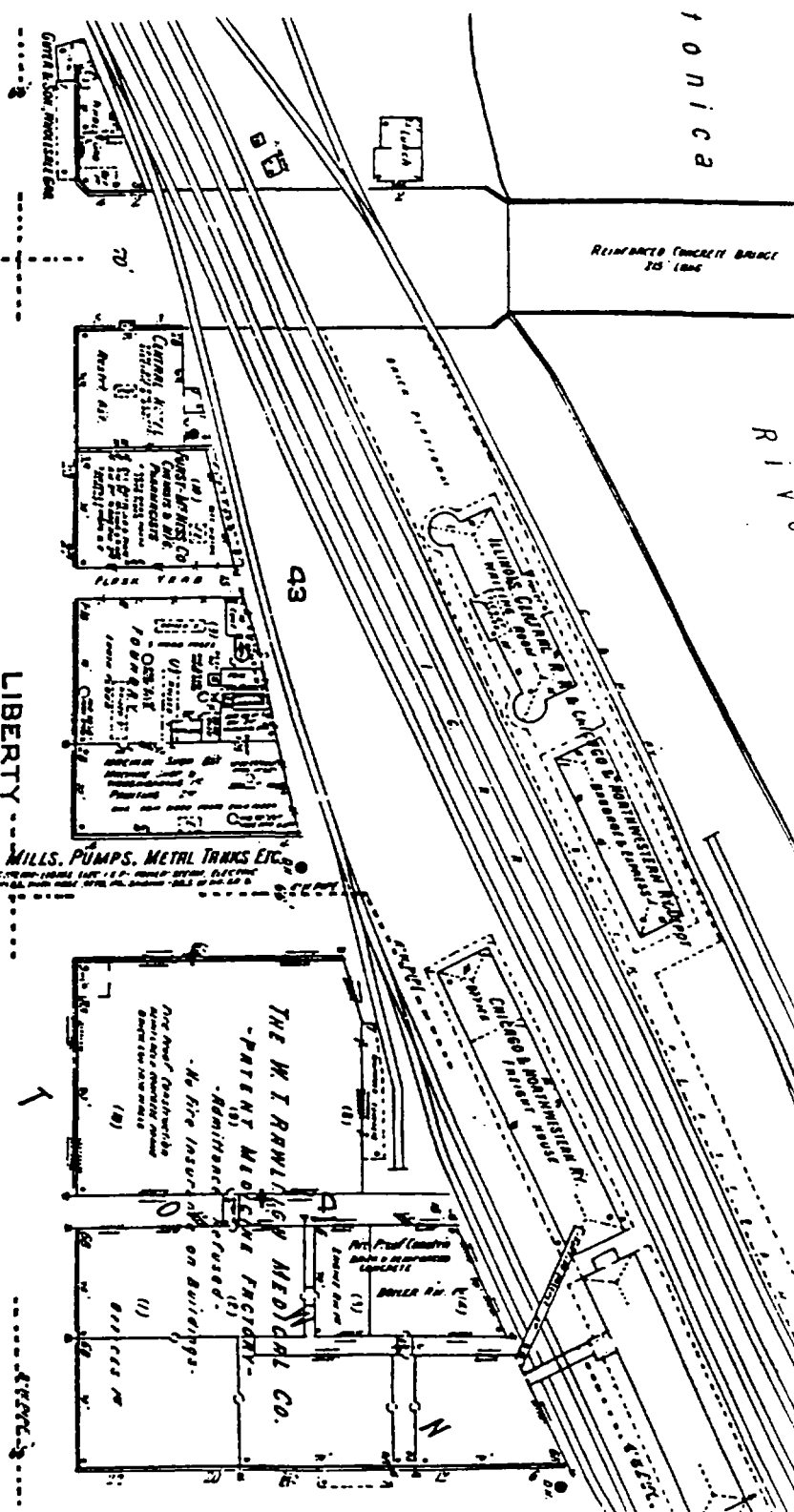
Peatonica



IONICA

RIVER

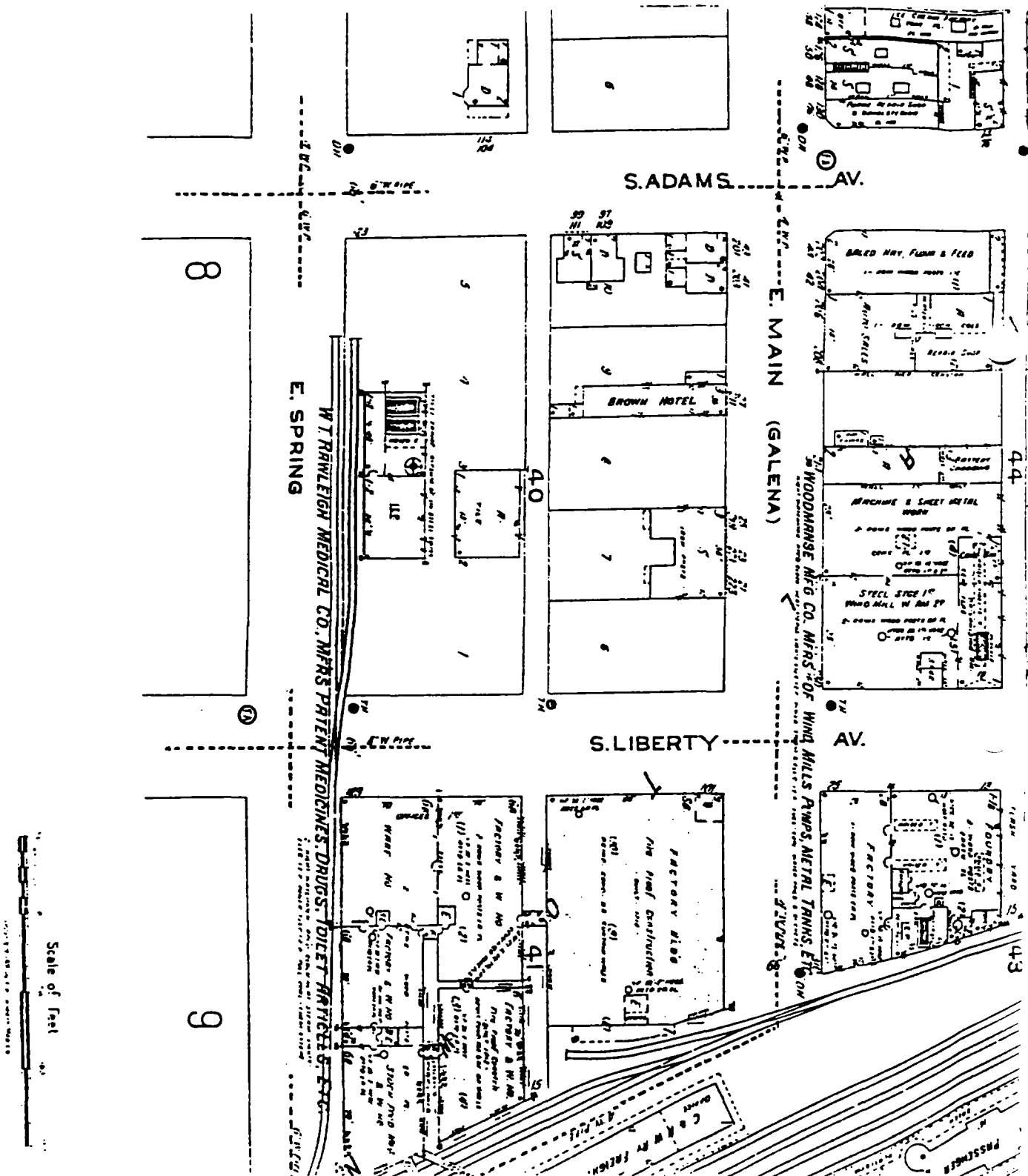
REINFORCED CONCRETE BRIDGE  
25' LONG

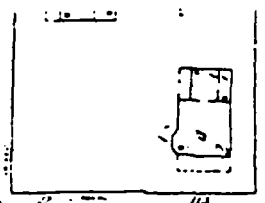
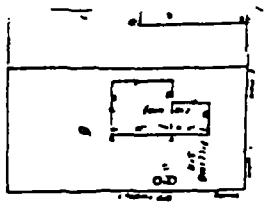
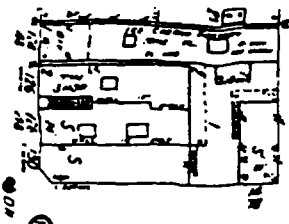
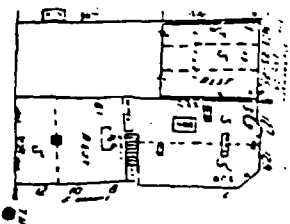


STEPHENSON

GALENA

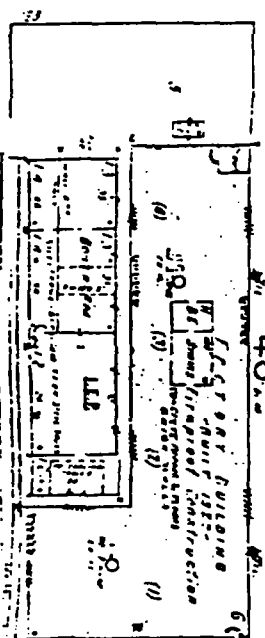
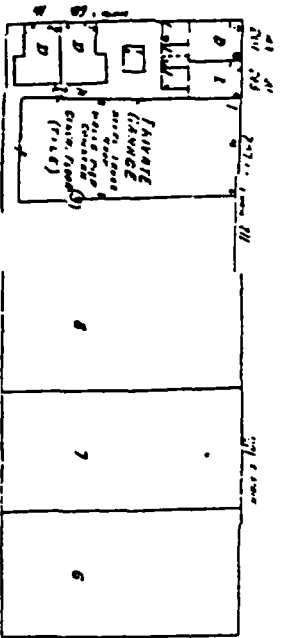
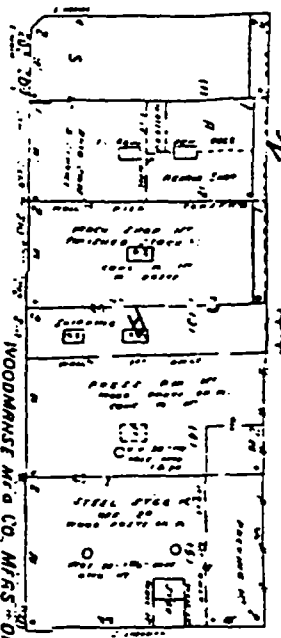
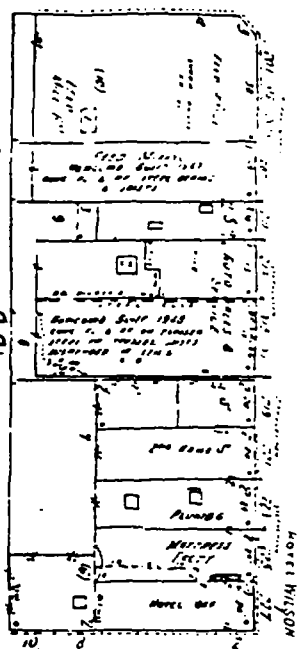
LIBERTY





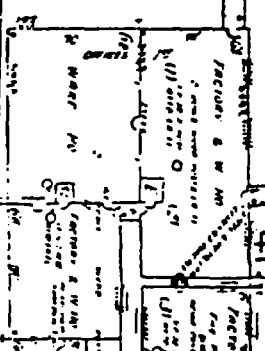
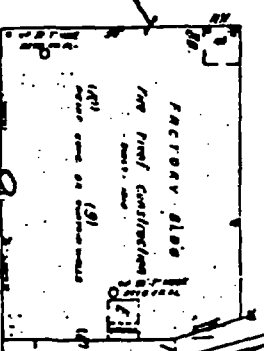
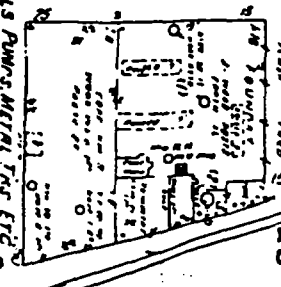
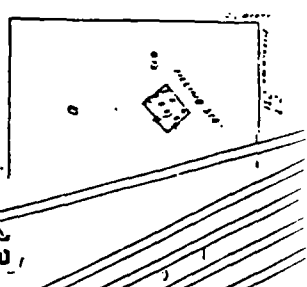
S. ADAMS AV.

E. MAIN (GALENA)



S. LIBERTY

AV.



E. SPRING

W. RAYLEIGH CO. MRS. PATENT MEDICINES, DRUGS, TOILET ARTICLES, ETC.

8

9

## Appendix J





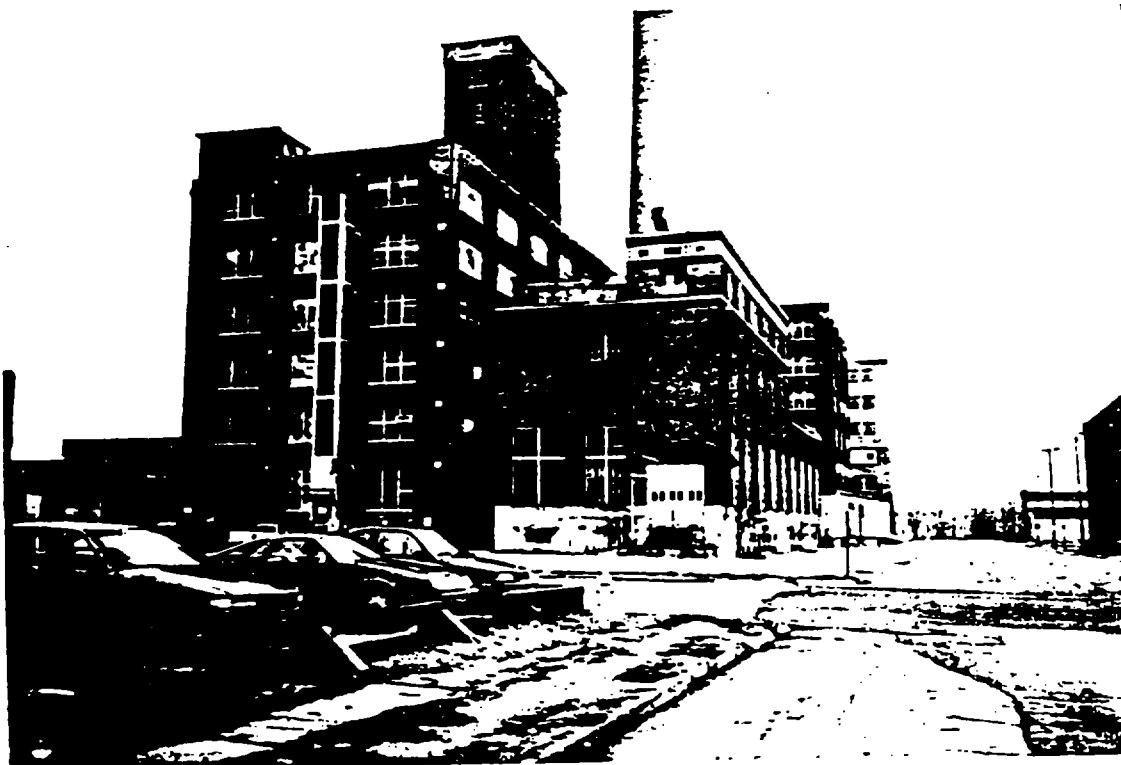
NORTH SIDE OF W.T. RAWLEIGH FACILITY



SOUTH SIDE OF W.T. RAWLEIGH FACILITY



EAST SIDE OF W.T. RAWLEIGH FACILITY



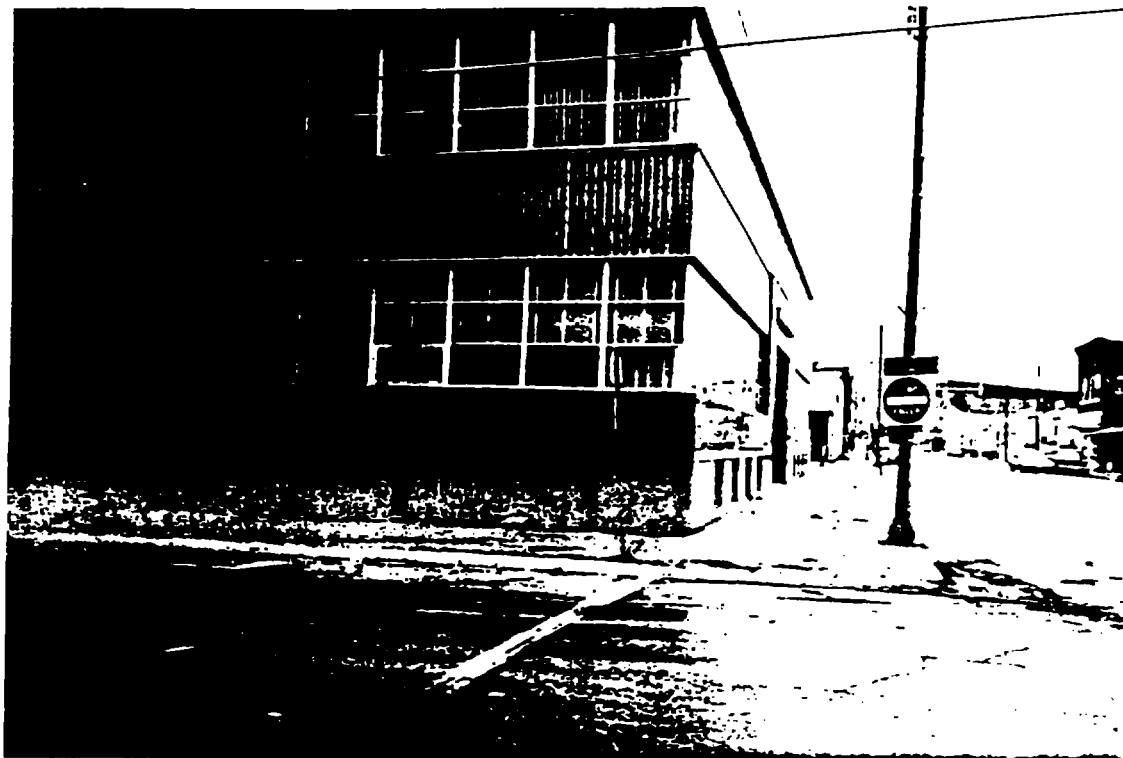
WEST SIDE OF W.T. RAWLEIGH FACILITY



EAST SIDE OF BUILDING 7 (GARAGE)



WALKWAY CONNECTING BUILDING 5 AND BUILDING 2



NORTHEAST SIDE OF BUILDING 8 (OFFICE BUILDING)



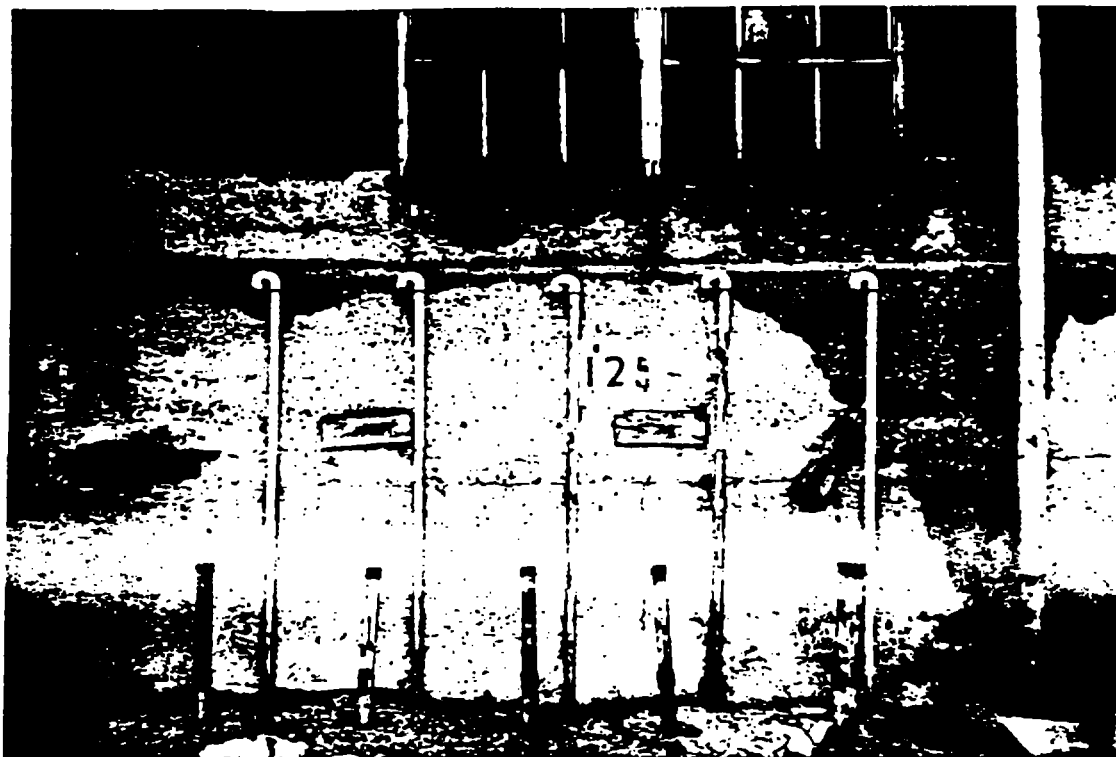
SOUTH SIDE OF BUILDING 1



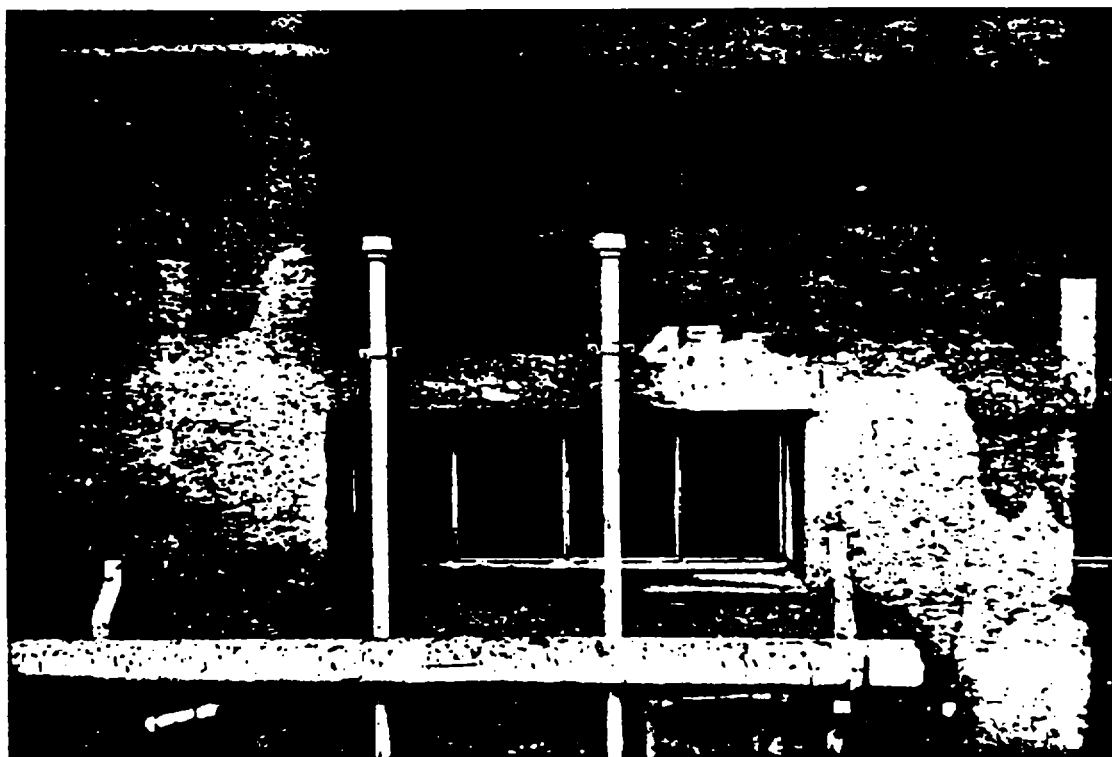
SOUTH SIDE OF BUILDING 6 (MAIN POWER PLANT)



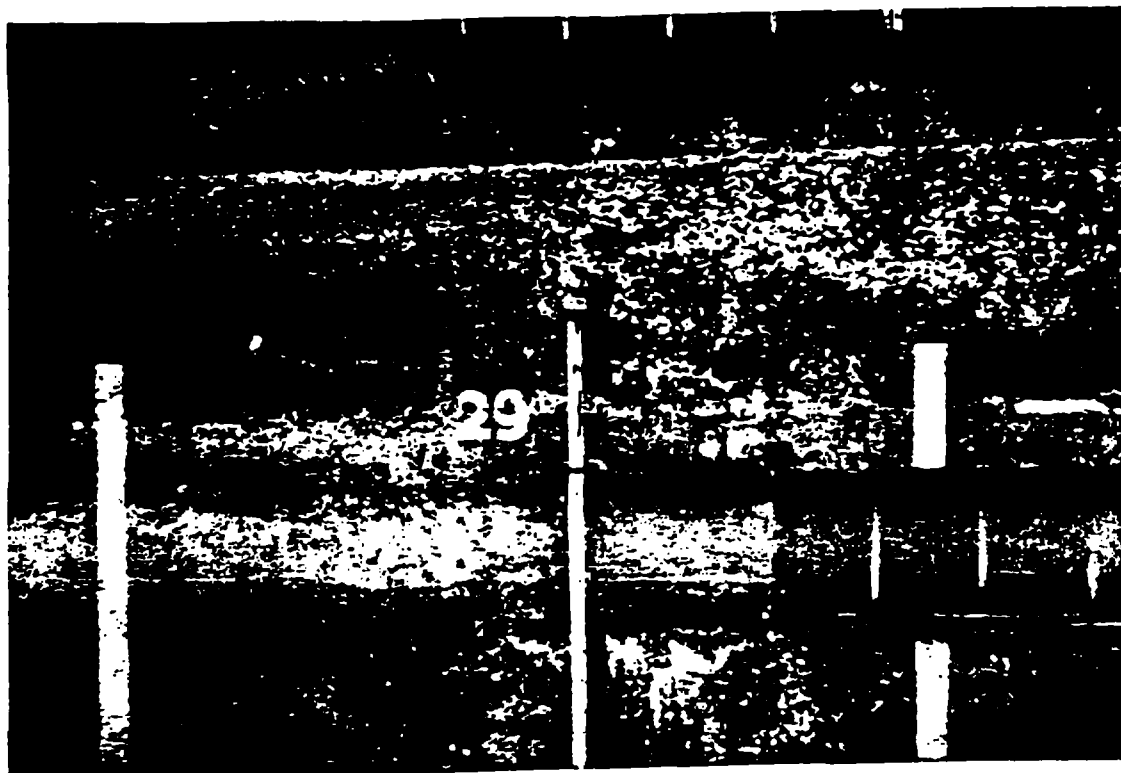
NORTHWEST SIDE OF BUILDING 5



FIVE 250-GALLON SOLVENT USTs ON WEST SIDE OF BUILDING 6



TWO 10,000-GALLON HEATING OIL USTs ON SOUTH SIDE OF BUILDING 6



ONE 10,000-GALLON HEATING OIL UST ON SOUTH SIDE OF BUILDING 6



ONE 10,000-GALLON KEROSENE UST ON EAST SIDE OF BUILDING 3

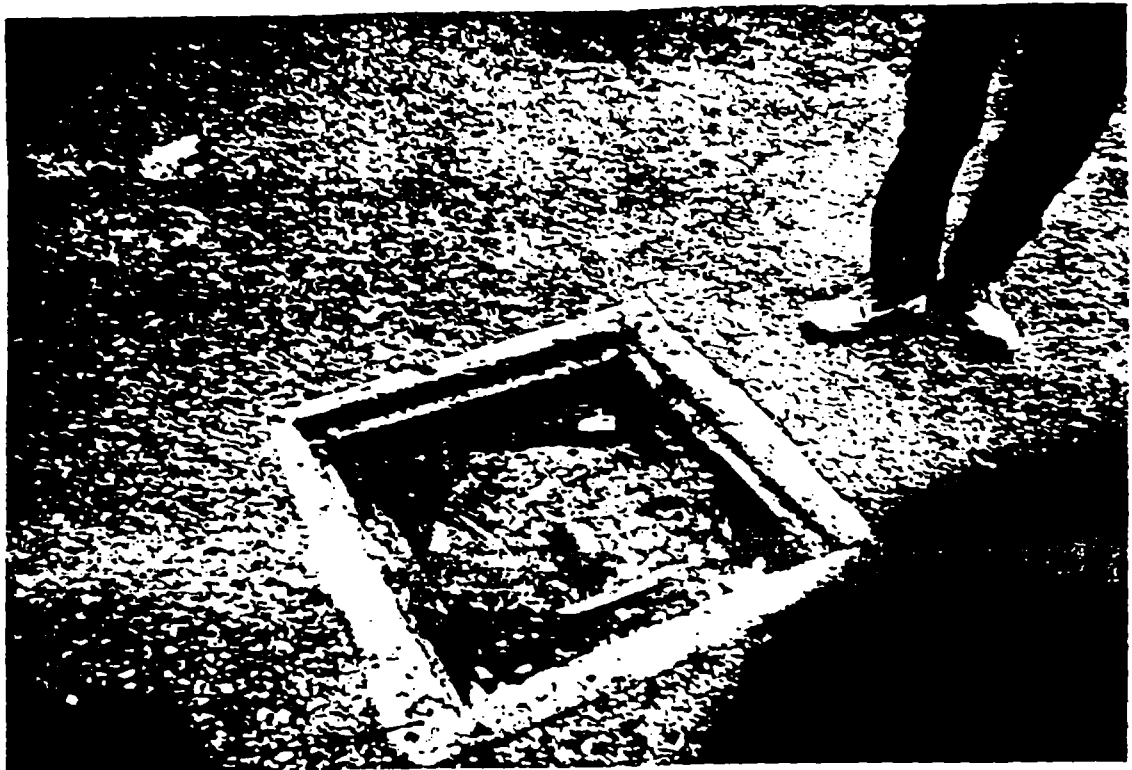


TYPICAL DAMAGED ACBM IN BASEMENT OF BUILDING 6



BURGESS, INC. FACILITY APPROXIMATELY 1½ BLOCKS NORTH OF THE PROPERTY





ONE 10,000-GALLON AMMONIA UST ON EAST SIDE OF BUILDING 3



THREE PAD-MOUNTED ELECTRICAL TRANSFORMERS ON WEST SIDE OF BUILDING 6